

Asking Price: £135,000

Austen Drive, Bramley, Rotherham, S66



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# Austen Drive, Bramley, Rotherham, S66

## FIRST TIMERS TAKE NOTE! QUALITY LOCATION, TWO BEDROOMS. FURTHER POTENTIAL, LOVELY LARGE REAR GARDEN, DRIVE AND GARAGE.

Within the cul de sac part of Austen Drive a superbly placed two bedroom semi detached home which stands within good rear size gardens with driveway and garage to the front. With gas central heating and double glazing, lounge, dining kitchen and first floor shower room along with two double bedrooms this lovely home offers further potential and easy access to the M18 and M1. There are local amenities within in Bramley and nearby Wickersley is only a hop, skip and a jump to all its considerable amenities.

**Entrance Lobby** With stairs rising to the first floor.

**Lounge** 4.24 x 3.95. (Maximum measurements to bay)  
With front aspect bay window and focal fire surround.

**Dining Kitchen** 5.00 x 2.80. With a range of fitted units with work surfaces, stainless steel sink unit and tiling to the sink and work surface area. Under stairs storage with gas boiler, side and rear aspect windows, plumbing for washer and door leading to the rear porch. Cooking appliances of electric hob with extractor and electric oven.

**Rear Porch** With double glazed door leading to the rear gardens.

**First Floor Landing** With access to loft.

**Bedroom One** 4.00 x 3.30. (Minimum measurements)  
With front aspect and former airing cupboard.

**Bedroom Two** 2.98 x 2.90. With rear aspect.

**Shower Room** 1.91 x 1.67. With white suite comprising wc, wash basin and corner shower enclosure with electric shower. Full wall tiling and extractor fan.

**Outside** To the rear are lawned gardens of good extent with mature trees. To the front are open plan lawns with adjacent block paved driveway leading to the garage.

**Detached Garage** A detached sectional single garage with up and over entry door.

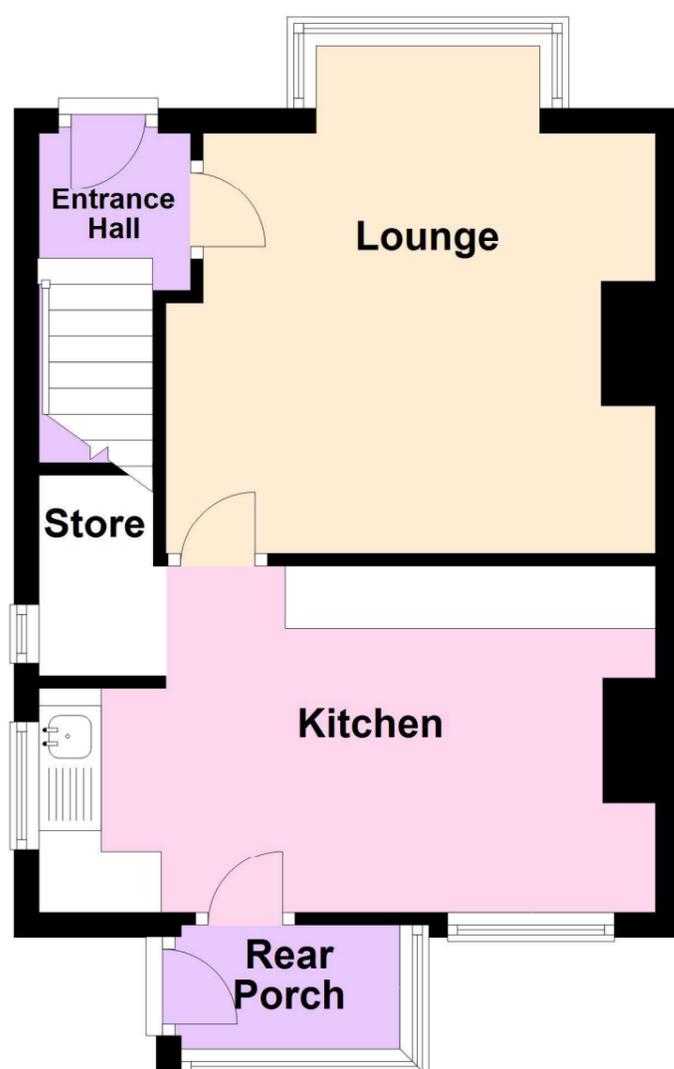


- Two bedroom semi detached
- Large rear garden, drive and garage
- Central heating and double glazing
- Close to motorway and Wickersley
- Well regarded local junior and senior schools
- Classy first time buyers home and location

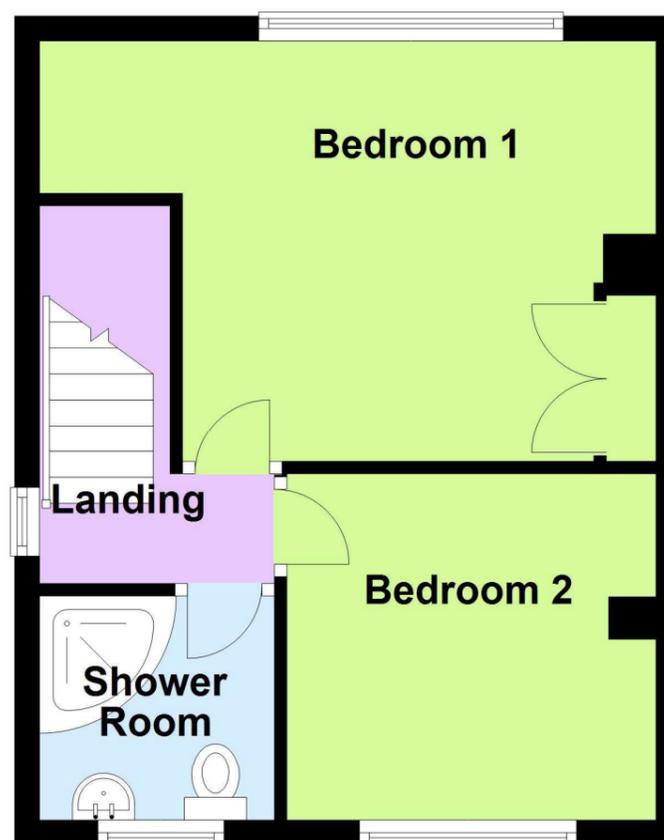
### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



## First Floor



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