

Asking Price: £190,000
Freehold

Park Grove, Bramley, Rotherham,
South Yorkshire, S66



LINCOLN RALPH



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OVERLOOKING PARKLAND TO THE REAR, OFF ROAD PARKING, SOUGHT AFTER POSITION AND IDEALLY PLACED TO ACCESS A RANGE OF QUALITY AMENITIES! VIEWING IS A MUST!

This three bedroom semi detached home takes in a pleasant view to the rear overlooking Bramley Park and offers off road parking to the front by way of a block paved forecourt. The location is perfect to access a range of amenities including highly regarded schools along with shopping at the Tanyard and the M18/M1 motorway network. The accommodation briefly comprises an entrance hall, open plan lounge/dining room, ground floor WC and an attractive fitted kitchen. To the first floor is a landing, three bedrooms and a bathroom. To the rear is an enclosed garden with a patio and artificial lawn. Viewing is highly recommended! Avoid disappointment and call Lincoln Ralph today!

Entrance Hall Front facing double glazed entrance door and a designer radiator. Stairs rise to the first floor landing and a door opens to the lounge dining room.

Lounge/Dining Room 8.47 x 3.70. (The first measurement is the maximum measurement) A spacious open plan room with a fire surround, hearth and recess to the chimney breast incorporating a log burner. Having downlights to the ceiling, designer radiator, front facing UPVC double glazed bay window, radiator and a feature slate tiled chimney breast. Partial tiled floor and rear facing UPVC double glazed French doors. The room is open plan to the kitchen and a door opens to the WC.

WC Fitted with a white low flush WC and having tiling to the walls and access to the under stair storage cupboard.

Kitchen 2.92 x 2.45. Fitted with a range of wall mounted and base level handle less units in a high gloss cream finish with work surfaces incorporating a stainless steel sink unit with extendable shower mixer tap. Having a range cooker with extractor hood over, integrated washing machine, built in dishwasher along with tiling to splashback height and to the floor and a rear facing UPVC double glazed window.

Landing Having loft access and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Bedroom 1 3.52 x 3.26. Having an original style fire surround, rear facing UPVC double glazed window, downlights to the ceiling and a radiator. The room opens to the walk in wardrobe.

Walk In Wardrobe 3.29 x 1.11.

Bedroom 2 3.04 x 2.75. Front facing UPVC double glazed window, original style fire surround and a radiator.

Bedroom 3 3.01 x 2.41. Having coving to the ceiling, front facing UPVC double glazed window and a radiator.

Bathroom 1.84 x 1.81. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having aqua panelling and tiling to the walls, rear facing UPVC double glazed window and a heated towel rail.

Outside To the front off road parking is provided by a block paved forecourt. A pathway with gated access opens to the rear garden. At the rear id an enclosed garden with block paved patio and an artificial lawn.



- Three bedroom semi detached
- Popular location
- Open plan living
- Well appointed
- Convenient location
- Perfectly placed for well regarded schools
- Off road parking
- Viewing is highly recommended!

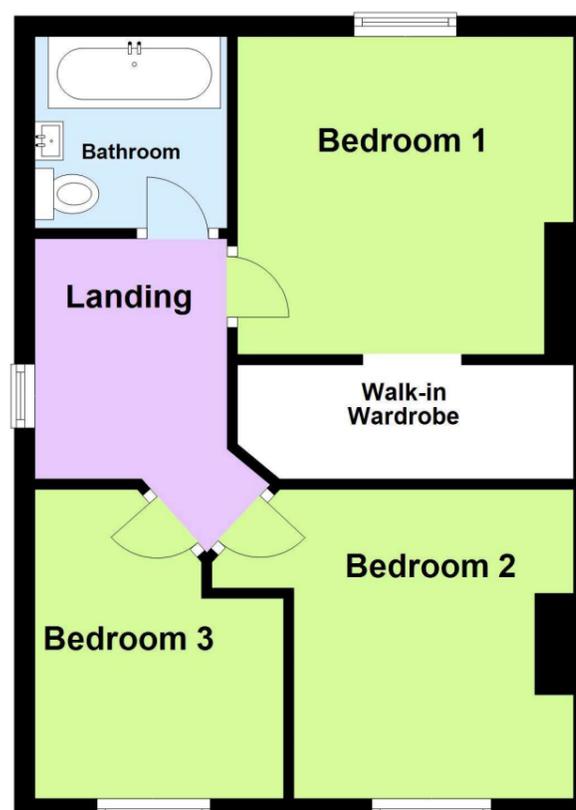
Disclaimer

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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