

Freehold

Asking Price: £180,000

Eyre Court, Bramley, Rotherham,
South Yorkshire, S66



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DECEPTIVELY SPACIOUS! SOUGHT AFTER DEVELOPMENT! ATTRACTIVE GARDENS AND BEAUTIFULLY APPOINTED! VIEWING IS AN ABSOLUTE MUST!

An internal inspection is essential to fully appreciate the size and quality of accommodation on offer from this deceptively spacious two double bedroom town house. The residence enjoys a position within a cul de sac upon this ever sought after development that is ideally located to access a range of amenities in both Bramley and Wickersley and is within catchment for highly regarded junior and senior schools. The beautifully appointed accommodation briefly comprises an entrance lobby, ground floor WC, well presented lounge/dining room and a fitted kitchen. To the first floor is a landing, two double bedrooms and a bathroom. Outside, off road parking for two vehicles is provided by a double width driveway. At the rear is a well tended garden that is mainly laid to lawn. Avoid disappointment and call Lincoln ralph today!

Entrance Lobby Front facing double glazed entrance door and a radiator. Doors open to the WC and lounge.

Lounge/Dining Room 7.81 x 3.55. (The first measurement reduces to 3.91 and the latter reduces to 2.21) A spacious and well presented room with a modern wall mounted electric fire. Having downlights to the ceiling, front facing UPVC double glazed window, two radiators and an under stairs storage cupboard and rear facing UPVC double glazed French doors open to the rear garden. Stairs rise to the first floor landing and the room opens to the kitchen.

Kitchen 2.43 x 2.06. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, plumbing for a washing machine along with space for a fridge freezer. Having tiling to splashback height, downlights to the ceiling and a rear facing UPVC double glazed window. A cupboard houses the central heating boiler.

Landing Doors open to the bedrooms and bathroom.

Bedroom 1 3.46 x 3.33. Front facing UPVC double glazed bay window, cupboard and a radiator.

Bedroom 2 4.46 x 2.92. Rear facing UPVC double glazed window and a radiator.

Bathroom Fitted with a white suite comprising a panelled bath with a shower over, low flush WC and awash hand basin. Having tiling to splashback height, downlights to the ceiling, extractor fan, rear facing UPVC double glazed window and a heated towel rail.

Outside To the front is a small lawned garden along with a double width driveway that provides off road parking for two vehicles. At the rear is a well tended garden that enjoys a flagged seating area overlooking a lawned garden with mature trees and shrubs.



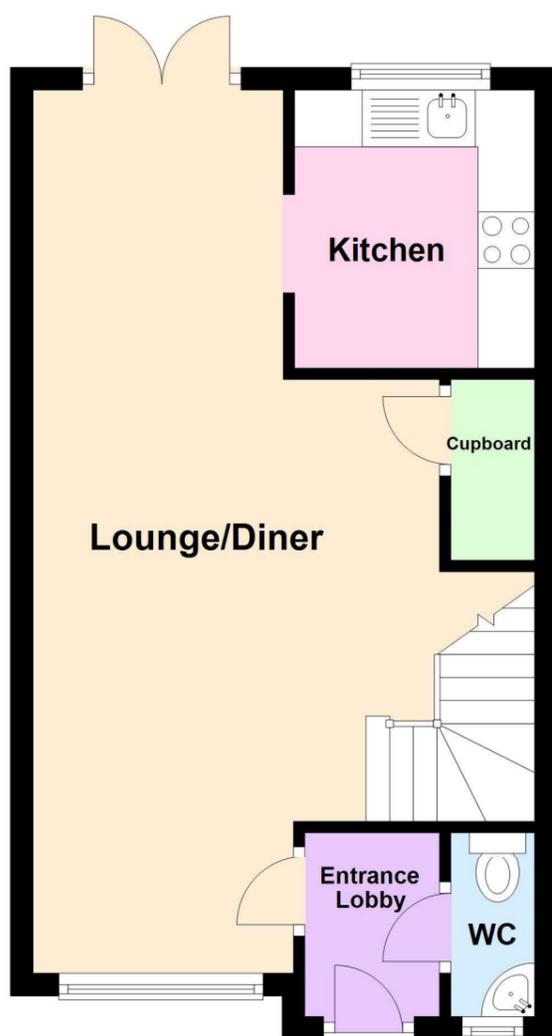
- Deceptively spacious
- Two double bedrooms
- Beautifully appointed
- Cul de sac position
- Sought after development
- Well placed for a range of amenities
- Off road parking
- Well tended gardens
- Viewing is essential!

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.

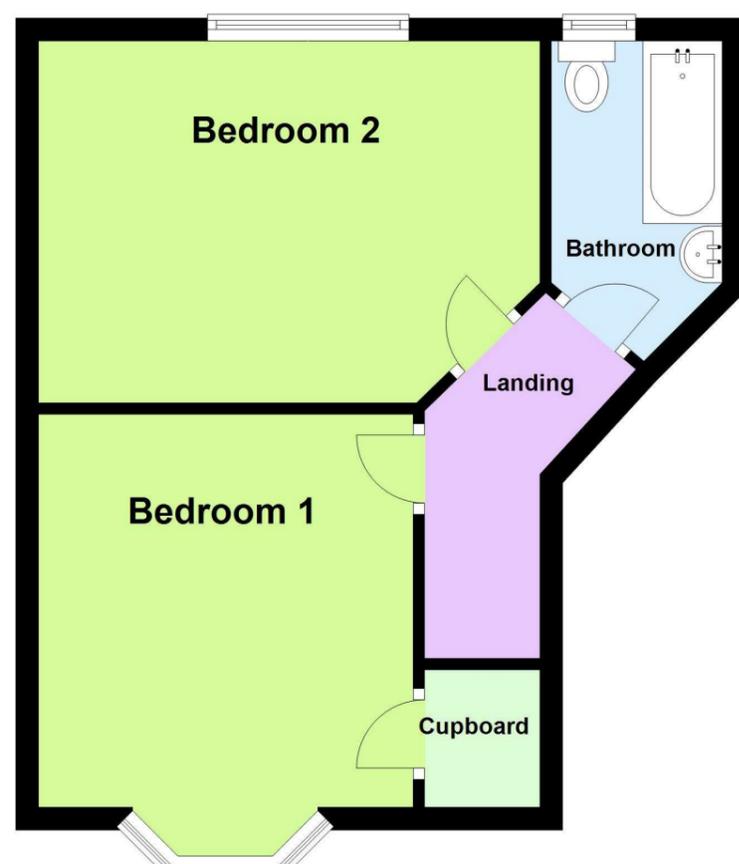
Ground Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.