

Asking Price: £250,000

St. Francis Close, Bramley,  
Rotherham, South Yorkshire, S66



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# St. Francis Close, Bramley, Rotherham, South Yorkshire, S66

## DETACHED BUNGALOW, THREE BEDROOMS, CUL DE SAC POSITION, SOUGHT AFTER LOCATION, CLOSE TO A RANGE OF AMENITIES, SHORT DRIVE TO M18/M1, BOOK YOUR VIEWING TODAY!

A three bedroom detached bungalow in this ever sought after, cul de sac location that is close to a range of conveniences that include the M18/M1 motorway network. The accommodation briefly comprises an entrance lobby, modern fitted kitchen, L shaped lounge/dining room, hallway, three bedrooms and a bathroom. Outside, off road parking is provided by a driveway and garage. There are gardens to the front, side and rear. Call Lincoln ralph today to arrange your viewing!

**Entrane Lobby** Front facing entrance door, storage cupboard and a radiator. Doors open to the kitchen and lounge.

**Kitchen** 2.94 x 2.58. A modern fitted kitchen with a range of handle less wall mounted and base level units with work surfaces incorporating a one and a half bowl sink with mixer tap. There is an integrated four ring ceramic hob with extractor hood over, built in electric oven, integrated fridge freezer and a washing machine. Having tiling to splashback height and a front facing UPVC double glazed window.

**Lounge Dining Room** 6.09 x 5.69. (L shaped room with the first measurement reducing to 2.80 and the latter reducing to 3.61) Front facing UPVC double glazed window, side facing UPVC double glazed French doors and two radiator. A door opens to the hallway.

**Hallway** A cupboard houses the central heating boiler. Doors open to the bedrooms and bathroom.

**Bedroom 1** 3.34 x 3.03. Front facing UPVC double glazed window and a radiator.

**Bedroom 2** 2.93 x 3.15. Side facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.73 x 2.11. Front facing UPVC double glazed window and a radiator.

**Bathroom** 2.49 x 2.06. (The first measurement is the maximum measurement) Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to the walls, downlights to the ceiling and a rear facing UPVC double glazed window.

**Outside** To the front is a lawned garden along with a block paved driveway that provides off road parking and in turn leads to the single garage. To one side is a block paved seating and a concrete hardstanding area. To the rear id a gravelled garden.

**Garage** Up and over door power and lighting.



- Three bedroom detached bungalow
- Cul de sac position
- Driveway & garage
- Sought after location
- Well placed for amenities
- Modern fitted kitchen
- Viewing is 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



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