

**TO LET**



**Cygnets Close, Brampton Bierlow**  
**£900 pcm**

  
**MARTIN&CO**

# Cygnets Close, Brampton

## Bierlow

House,  
3 bedroom, 2 bathroom

£900 pcm

Date available: Available Now

Deposit: £1,038

Unfurnished

Council Tax band: B

- Sought after location
- Recently decorated
- Spotless throughout
- Perfect Family home
- En-suite Bathroom
- Downstairs toilet
- Enclosed rear garden

Hidden away in a private and quiet location within this much sought after residential estate, this family home has much to offer. With lake side views and countryside walks just stride away, historic villages such as Wentworth in surrounding areas and great access to major road networks and is in easy reach of Rotherham and Barnsley.

Neutrally decorated to a good standard and has gas central heating and double glazing throughout this property is well worthy of a viewing.

The property briefly comprises of a welcoming entrance hall



with stairs rising to the first floor and also providing access to the family living room and downstairs WC. To the rear is a large kitchen diner and upstairs are two good double rooms and a well presented third room, family bathroom and ensuite.

**KITCHEN/DINER** A fantastic space, situated to the rear of the property the room is light and airy, heightened by the UPVC French doors allowing light to flood in and also offer views to the garden. The modern look kitchen comes complete with integrated electric oven and gas hob, roll top work surfaces and allocated space for a washing machine and fridge freezer. The dining area is finished with black ceramic floor tiles giving it a real sharp finish, this area will comfortably accommodate a large dining table and chairs.

**LIVING ROOM** The family living room is a great space to sit and relax, large enough for all necessary furniture. The location of this property allows the living room not to be overlooked making it feel extremely private and quite. Finished with carpeted flooring and feature fireplace.

**MASTER BEDROOM** A large double bedroom situated at the front of the property complete with en-suite shower room comprising of low flush wc basin and shower cubicle with mixer shower.

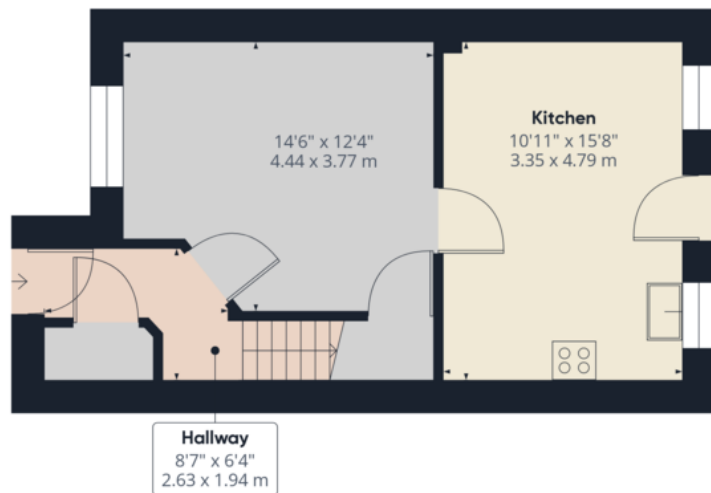


**BEDROOM TWO & THREE** Both bedrooms to the rear of

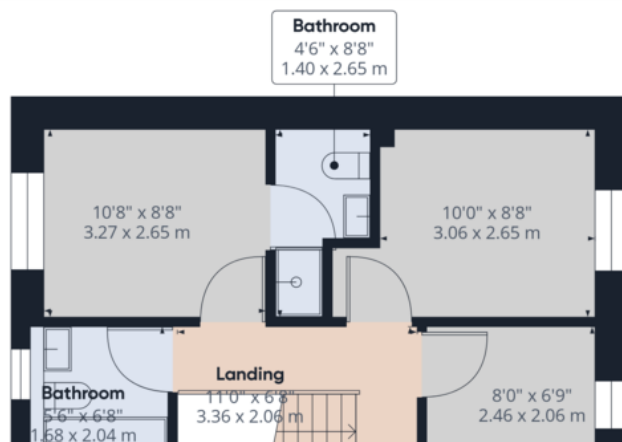
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Cynnet Close, Brynrefon, Brierley



Ground Floor



Approximate total area<sup>(1)</sup>  
787.44 ft<sup>2</sup>  
73.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Rotherham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

