



23 Coltishall Avenue, Bramley, Rotherham, South Yorkshire, S66 2SR

Guide Price £200,000

*** PRICE RANGE £200,000-£210,000***

A RECENTLY REFURBISHED TWO BEDROOM DETACHED BUNGALOW, located on a popular established development conveniently located for the excellent complement of facilities, shops and amenities to be found both nearby and in neighbouring Wickersley. The bungalow has undergone a total transformation incorporating a newly fitted Kitchen and Bathroom and Worcester combi boiler together with Oak internal doors and new floor fittings.

SIDE RECEPTION HALL

With composite entrance door, radiator and Oak finish laminate flooring

LOUNGE 13'4" x 10'4" (4.065 x 3.158)



A light and airy room with large front facing uPVC window, radiator and attractive contemporary fireplace surround

KITCHEN 14'9" x 8'11" (4.52 x 2.72)



Having a range of shaker style units incorporating a white ceramic sink set beneath a side facing uPVC window. Stainless steel gas hob with electric oven beneath and high level extractor hood and splash back. Integrated dishwasher and built-in washing machine. Tall cupboards housing the Worcester Bosch gas combination boiler and the 'Logik' american style fridge/freezer with contemporary radiator to the side. Composite rear entrance door and uPVC window to one side

REAR BEDROOM 13'11" x 10'4" (4.251 x 3.161)



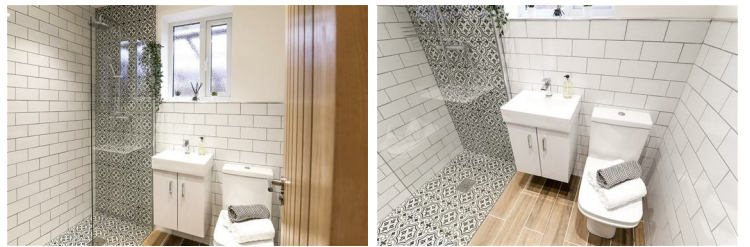
With radiator and uPVC window

FRONT BEDROOM 9'11" x 8'11" (3.03 x 2.74)



With radiator and uPVC window

BATHROOM 6'6" x 5'3" (2 x 1.61)



Comprising of a walk-in tiled cubicle with overhead 'drench' shower and glass screen, vanity unit and W.C. with chromed effect heated towel. Tiled floor with underfloor heating, extractor fan, ceiling downlighters and uPVC opaque window

OUTSIDE



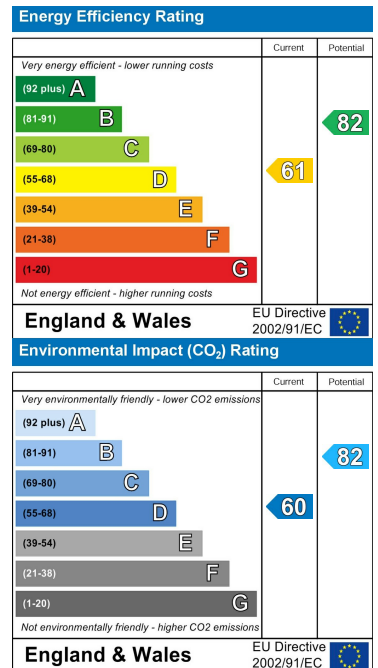
To the front is a lawned garden set behind a dwarf brick boundary wall with double gates opening onto the driveway leading to the attached CARPORT. To the rear is a fenced lawned garden with paved seating area and garden shed

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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