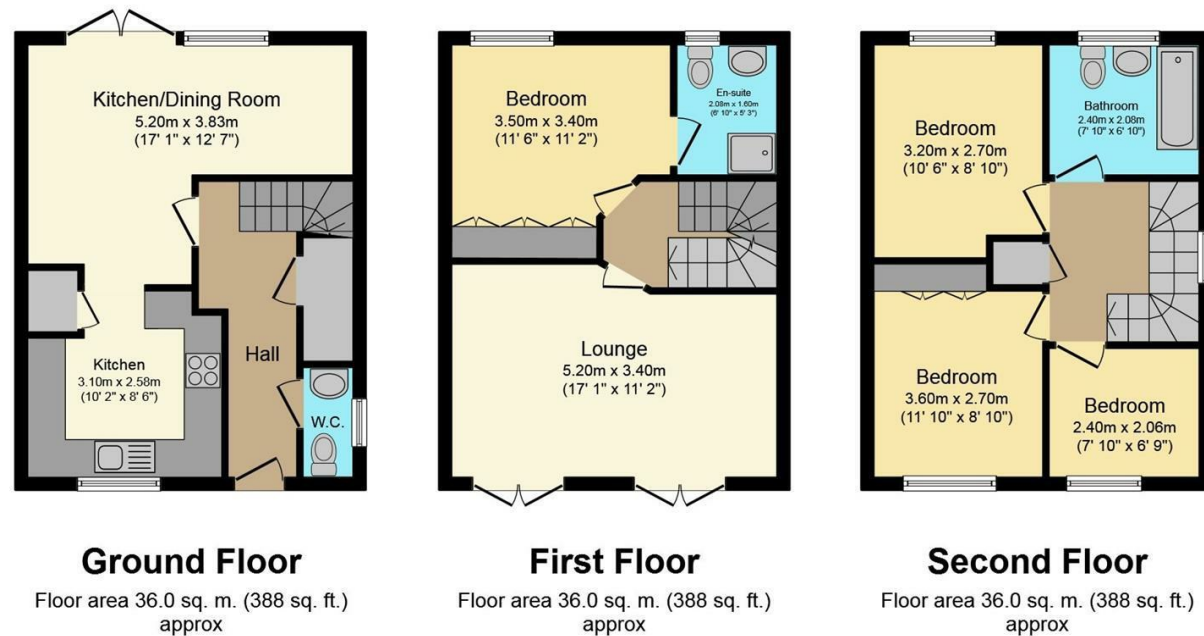


## Floor Plan



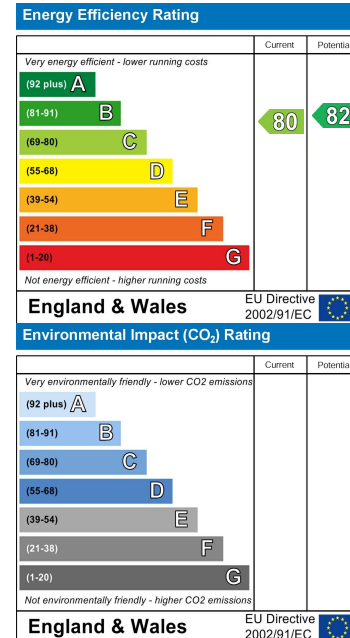
Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## 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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26 Eyre Court, Bramley, Rotherham, S66 1XA

## Price Guide £210,000

GUIDE PRICE £210,000 TO £215,000. Viewing is essential to truly appreciate this deceptively spacious four bedroom, three storey end town house upon this popular Jones Homes Development. The property is presented to a high standard throughout and has double glazing to windows, gas fired central heating and En-suite Shower to the Master Bedroom. There are rear enclosed lawned gardens and a driveway provides off-road parking and leads to a single garage.



**ENTRANCE HALL**

With front door, wooden flooring, central heating radiator, built-in store cupboard and stairs rising to the first floor.

**GROUND FLOOR CLOAKROOM**

With low flush w.c. and pedestal wash hand basin with mixer tap and splash-back tiling, wooden flooring and central heating radiator. Side facing double glazed widow and extractor fan.

**DINING KITCHEN 8'3" x 6'7" 23'5" x 8'9" (2.54 x 2.03 7.16 x 2.67)**



With a range of modern base and wall units with stainless steel sink unit with mixer tap, gas hob, electric oven, extractor hood, integrated fridge/freezer, integrated dishwasher and automatic washing machine. Partial tiling to the walls and front facing double glazed window. Wooden flooring, two central heating radiators, double glazed patio doors and rear double glazed window. Coving to the ceiling.

**FIRST FLOOR LANDING**

With side double glazed window, stairs rising to the second floor, central heating radiator and coving to the ceiling.

**LOUNGE 17'1" x 12'2" (5.23 x 3.71)**



With two double glazed patio style doors to the front, central heating radiator and coving to the ceiling

**MASTER BEDROOM 11'6" x 10'11" (3.53 x 3.35)**



With rear double glazed window and central heating radiator.

**EN SUITE SHOWER ROOM**

With shower cubicle, low flush w.c., pedestal wash hand basin with mixer tap, heated towel rail, rear double glazed window, partial tiling to the walls and vinyl flooring. Spotlights and extractor fan.

**SECOND FLOOR LANDING**



With feature side double glazed window, built-in store cupboard and coving to the ceiling.

**BEDROOM TWO 13'5" x 9'1" (4.11 x 2.77)**

With front facing double glazed window and central heating radiator.

**BEDROOM THREE 9'8" x 8'11" (2.97 x 2.74)**

With rear facing double glazed window and central heating radiator.

**BEDROOM FOUR 8'11" x 7'10" (2.74 x 2.39)**

With front facing double glazed window and central heating radiator.

**FAMILY BATHROOM**



With three-piece suite in white comprising panel bath with shower over, pedestal wash hand basin with mixer tap, low flush w.c., heated towel rail, vinyl flooring, extractor fan and rear facing double glazed window.

**OUTSIDE**



To the rear of the property are generous enclosed lawned gardens and to side is a driveway providing off-road parking and gives access to the:-

**SINGLE GARAGE**

**AMENITIES**

Within short walk of shopping amenities and bus services within Bramley and the property maintains excellent access to the M1 and M18 motorway network, Junction 1 at Hellaby which is within very short drive. More comprehensive shopping amenities are within short drive at the Tanyard Centre at Wickersley. The property also affords catchment for very well regarded Junior and Senior Schools

**DIRECTIONS**

From Rotherham town centre and Wellgate take the A6021 Broom Road beyond the Stag and Brecks roundabouts onto the A631 Bawtry Road to Wickersley. At The Masons roundabout continue straight on, still on the A631, and at the Bramley crossroads, turn right onto Flash Lane. Take the third left turn onto Broadlands and third left onto Brookhaven Way and turn right onto Eyre Court