



11 Brampton Road, Thurgroft, Rotherham, S66 9AP

£375,000

*** A BLANK CANVAS TO CREATE A UNIQUE FAMILY HOME ***

Located on the fringe of the village is this VERSATILE FIVE BEDROOM DETACHED FAMILY HOME. The property is in need of some upgrading and modernisation and offers tremendous potential. The accommodation briefly comprises: Porch, inner Hall, Lounge with Study area, Sitting Room, Dining Room, Kitchen, rear Porch, Shower Room. There are five first floor Bedrooms and two Bathrooms.

The property occupies a good sized plot with 'in and out' drive giving access to the DOUBLE GARAGE with Utility Room. Conveniently located being only a moments drive for local Schools and Shops and within 5 minutes drive of both Wickersley and the M18 intersection.

ENTRANCE PORCH 6'11" x 4'1" (2.13 x 1.25)

With uPVC door

RECEPTION HALL



Having two radiators and built-in storage cupboards

LOUNGE 19'11" x 10'9" (6.08 x 3.3)



With fireplace surround, radiator and front facing bow window

STUDY AREA 9'11" x 7'11" (3.03 x 2.42)



With radiator

SITTING ROOM 11'11" x 15'3" (3.64 x 4.67)



With front facing bow window and radiator

DINING ROOM 11'10" x 11'10" (3.63 x 3.61)



With radiator and patio doors opening into the rear garden

KITCHEN 12'10" x 10'5" (3.92 x 3.2)



With a range of base and wall units, electric hob and double oven, with walk in pantry.

REAR PORCH 15'3" x 6'0" (4.66 x 1.83)



With uPVC door and window. Storeroom housing the gas central heating boiler

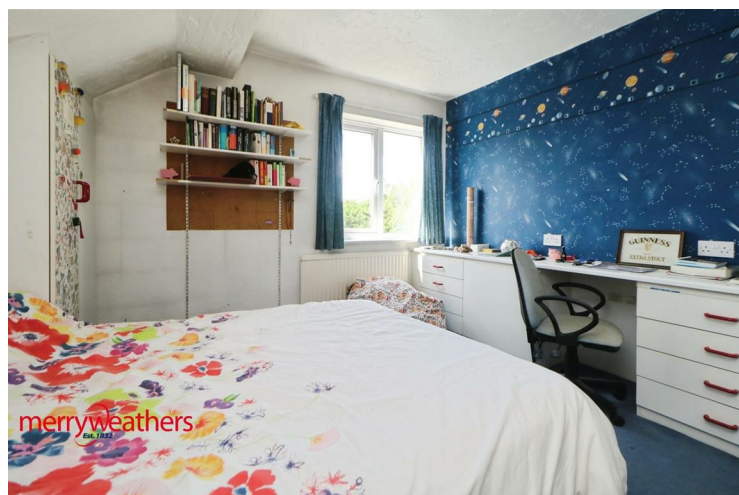
SHOWER ROOM/W.C. 6'6" x 6'9" (2 x 2.06)

With shower cubicle, W.C and basin, radiator

FIRST FLOOR LANDING

With Store room leading off

FRONT BEDROOM ONE 11'3" x 11'5" (3.44 x 3.49)



With uPVC window, radiator and fitted wardrobes.

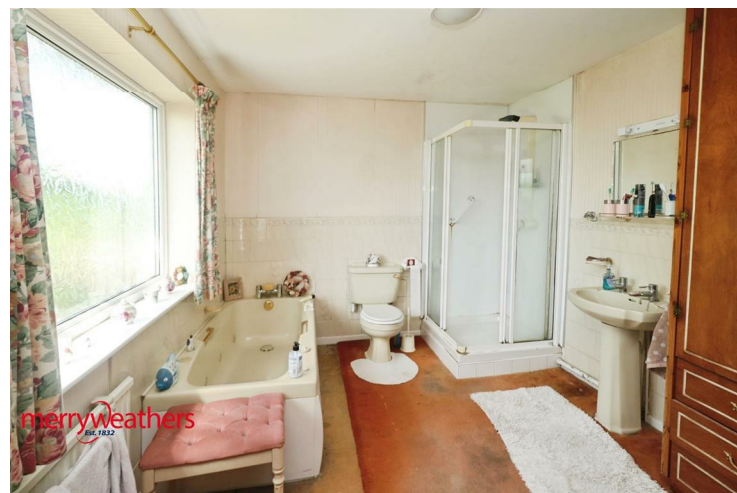
FRONT BEDROOM TWO 10'2" x 12'0" (3.1 x 3.66)



With uPVC window, radiator and fitted mirrored

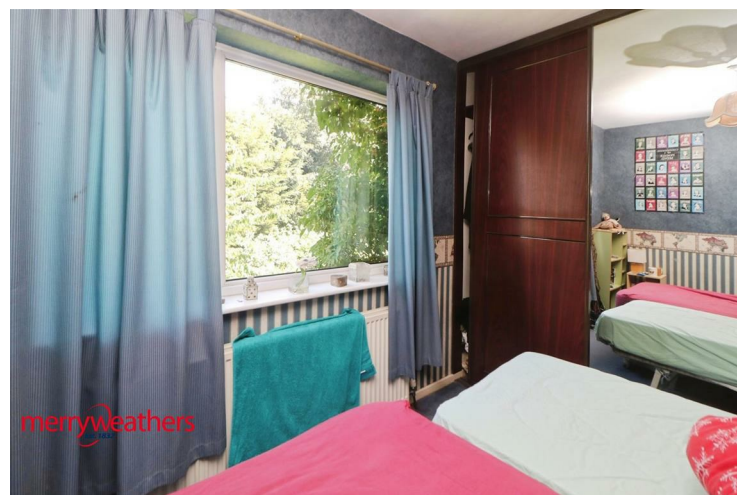
wardrobes with sliding door leading through to the Bathroom

BATHROOM 11'11" x 9'4" (3.65 x 2.87)



With bath, pedestal wash basin, W.C. and shower cubicle. Radiator and opaque glazed window

REAR BEDROOM THREE 11'11" x 8'7" (3.65 x 2.64)



With uPVC window, radiator and fitted wardrobe with wash basin

REAR BEDROOM FOUR 12'11" x 8'0" (3.95 x 2.45)



With radiator, uPVC window and fitted wardrobe

REAR BEDROOM FIVE 11'4" x 6'4" (3.47 x 1.94)



With UPVC window, central heating radiator, storage cupboard to the eaves.

FAMILY BATHROOM 8'10" x 8'2" (2.7 x 2.5)



With corner bath, vanity basin and W.C. uPVC opaque window.

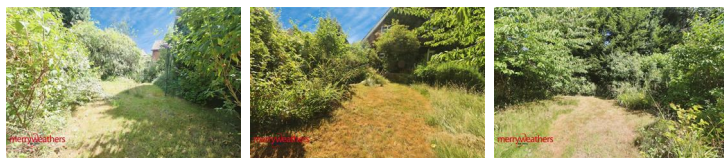
OUTSIDE

DOUBLE GARAGE 16'7" x 19'5" (5.07 x 5.94)

UTILITY ROOM 4'7" x 6'6" (1.4 x 2)

With space and plumbing for washing machine and uPVC window.

GARDENS



To the front of the property is a semi circular 'in and out' drive giving access to the Garage.
To the rear is a private garden screened by established shrubbery, bushes and trees.

MATERIAL INFORMATION

Council Tax Band: E
Tenure : Freehold

Property Type Detached house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Driveway & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

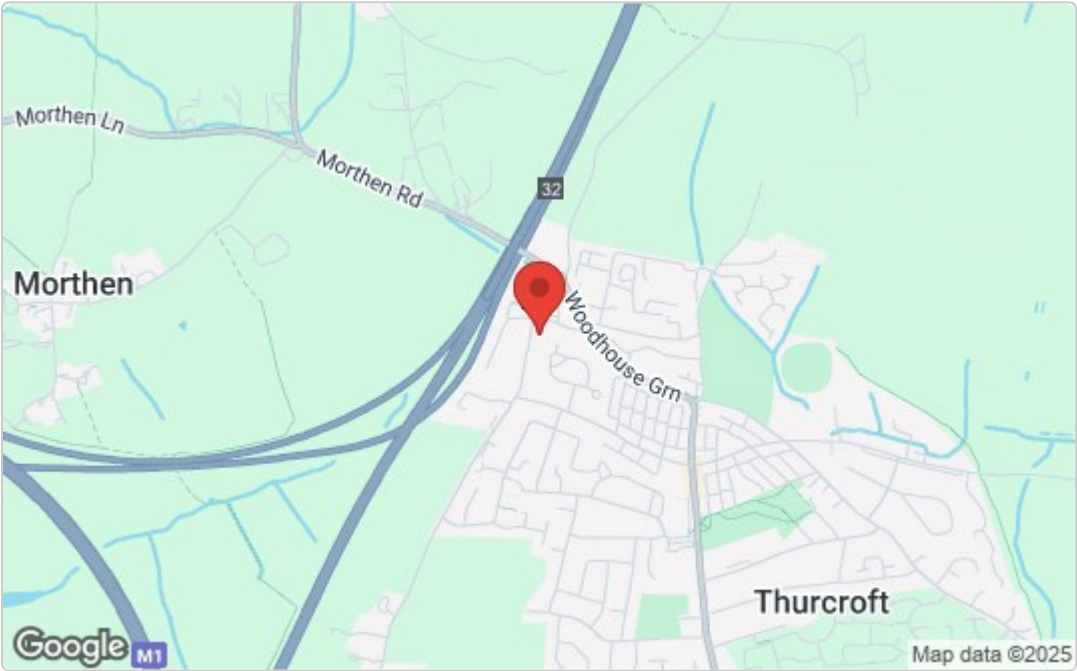
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

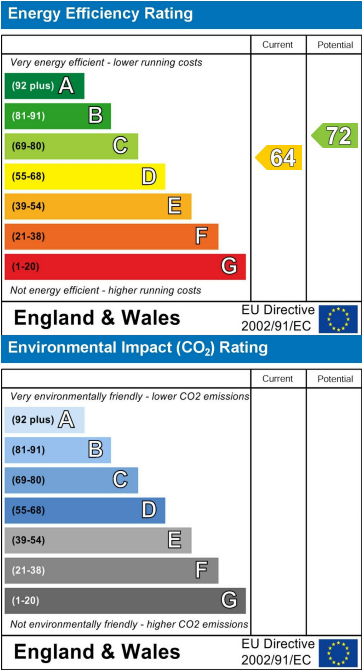
Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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