



7a Westfield Road, Bramley, Rotherham, S66 2RX

**Offers In The Region Of £245,000**

Presenting a charming four bedroom detached bungalow, now available for purchase. This property boasts an attractive layout with well proportioned bedrooms, including three double bedrooms and one single bedroom. The property boasts a driveway and garage with a good sized enclosed garden to rear making it a perfect choice for a wide range of purchasers.

Located in a highly sought-after area, this property benefits from proximity to local amenities and reputable schools, making it a perfect choice for families.

## Entrance Hall

Through double glazed door into the hallway, hardwood floor and stairs to the first floor.

## Bedroom 10'11" x 10'4" (3.35 x 3.17)



Having a double glazed window, radiator and a range of fitted wardrobes.

## Lounge 13'1" x 12'11" (4.01 x 3.95)



Having a bay window, a radiator and multi fuel stove with fireplace.

## Conservatory 11'2" x 11'1" (3.42 x 3.38)



Having double doors to the rear garden.

## Kitchen 13'7" x 12'8" (4.15 x 3.87)



Having a wide range of wall and base units with complimentary work surfaces, a sink unit, gas hob and oven, extractor hood, storage cupboard. Double glazed window and a radiator. With a door leading to:

## Summer House 14'9" x 8'1" (4.50 x 2.47)



Having double doors and sliding doors leading into the rear garden.

## Utility / W.C



Having a double glazed window, low level w.c, sink unit, washing machine and tumble dryer space and tiled floor.

## Bathroom



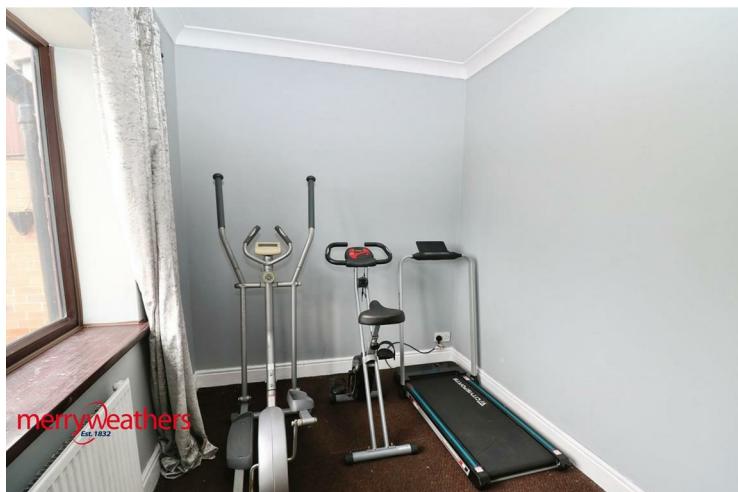
Having a shower cubicle with jets, vanity hand wash basin, low flush w.c, heated towel rail, laminate flooring and a double glazed window.

## Bedroom 11'3" x 8'4" (3.44 x 2.55)



Having a double glazed window, radiator.

## Bedroom 11'4" x 7'0" (3.46 x 2.15)



Having a double glazed window, a radiator.

## First Floor Landing

With double glazed window.

## Bedroom 15'6" x 11'1" (4.74 x 3.38)



Having a double glazed window, radiator and storage in eaves.

## Garage

Internal measurements 6.65m x 3.05m  
With power, light and an electric roller door. Also additional door to the side,

## Outside



To the front of the property is a block paved drive way leading to the garage. To the rear of the property is a good sized patio area and a garden which is mainly laid to lawn.

## Material Information

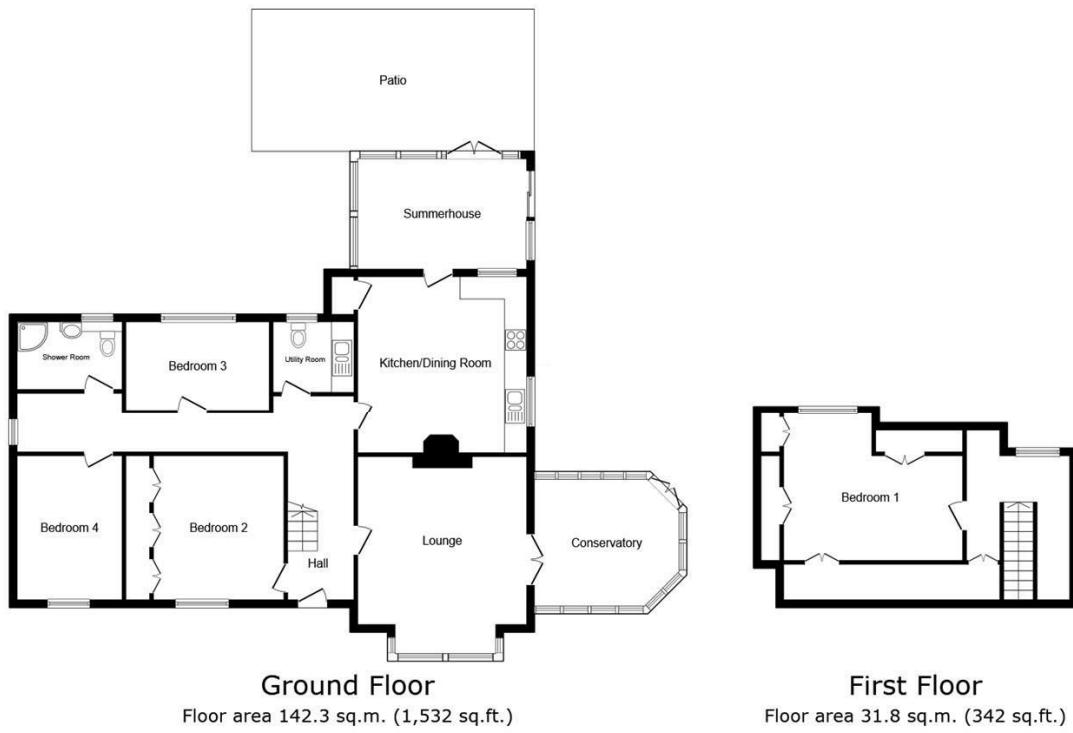
Council Tax Band B  
Tenure Freehold  
Property Type Detached Bungalow  
Construction type Brick built  
Heating Type Gas central heating  
Water Supply Mains water supply  
Sewage Mains drainage  
Gas Type Mains Gas  
Electricity Supply Mains Electricity  
All buyers are advised to visit the Ofcom website 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 and 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>

**Agents Note**

The vendors advised us they had a new roof fitted in 2023.

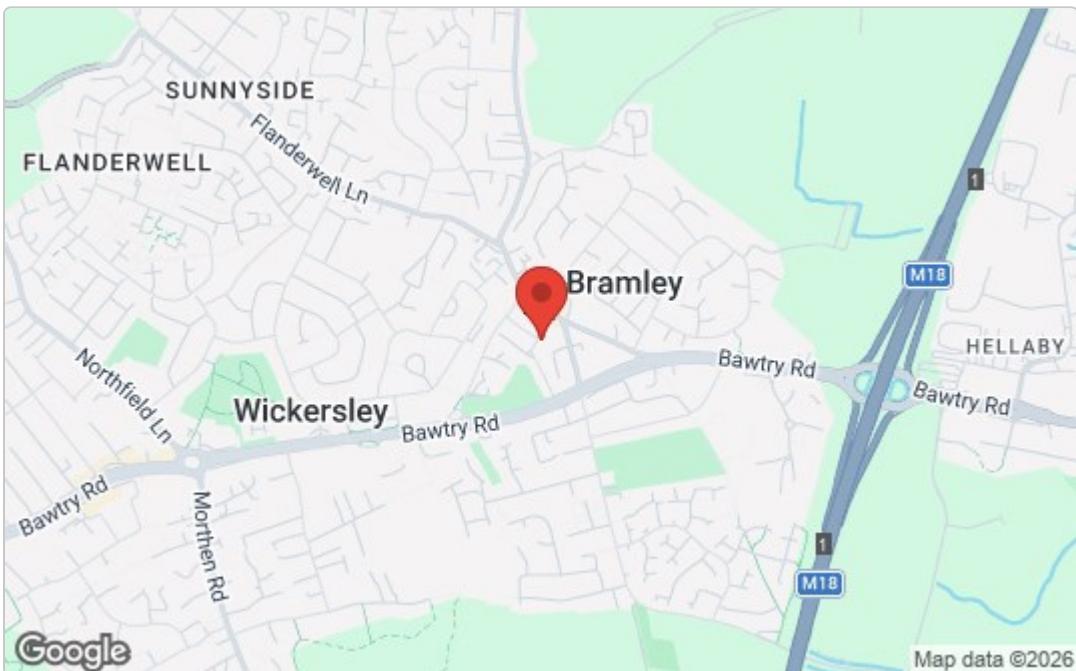
## Floor Plan



Total floor area: 174.1 sq.m. (1,874 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

