



54 Holyrood Rise, Bramley, Rotherham, S66 3QE

Price Range £190,000

PRICE RANGE £190,000 TO £195,000

Offered for sale with no upward chain is this TWO BEDROOM SEMI DETACHED HOUSE, ideally suited to the first time buyer or investor. The property offers GAS CENTRAL HEATING FROM A COMBI BOILER, NEWLY INSTALLED BATHROOM SUITE, uPVC DOUBLE GLAZING AND AMPLE OFF-ROAD PARKING.

Located only a moments drive from Flanderwell Lane and convenient for the excellent compliment of shops and schools within both Bramley and Wickersley.

ENTRANCE HALL

With uPVC door and side facing window, radiator and laminate floor.

LOUNGE 10'0" x 14'5" (3.06 x 4.4)

With front facing uPVC window, radiator, laminate flooring and under stairs cupboard

KITCHEN 13'5" x 8'6" (4.1 x 2.6)



Having a range of base and wall units with inset stainless steel sink set beneath a rear facing uPVC window with additional uPVC window in the Dining area. Built-in electric hob and oven with high level extractor. Radiator and side uPVC entrance door.

FIRST FLOOR LANDING

With side facing uPVC window and linen cupboard

FRONT BEDROOM 10'3" x 12'2" (3.13 x 3.73)



With radiator, uPVC window and built-in mirrored wardrobe

REAR BEDROOM 7'3" x 10'7" (2.22 x 3.24)



With uPVC window and radiator

BATHROOM



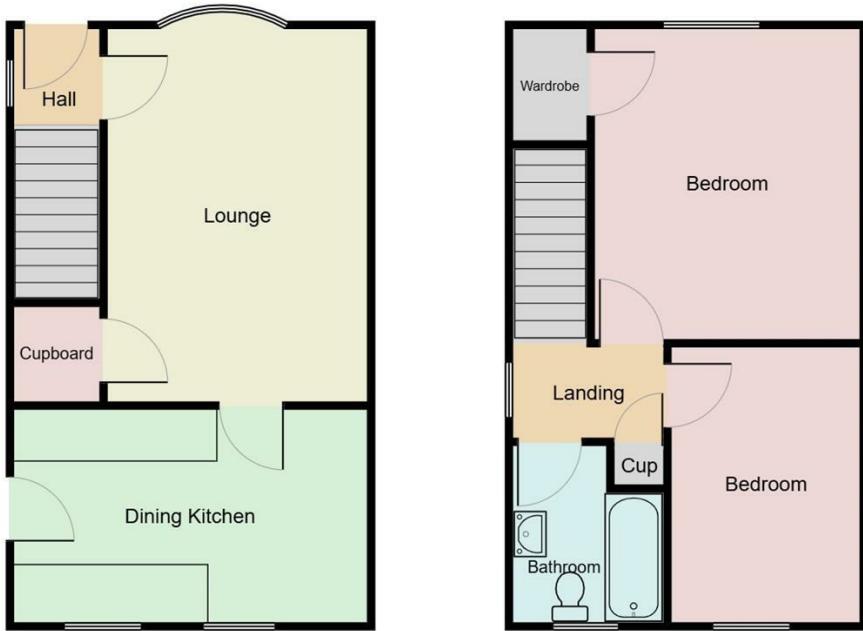
With recently installed white suite comprising a panelled bath with 'Triton' electric shower and shower screen, pedestal wash hand basin and W.C. Heated towel rail and uPVC opaque window

OUTSIDE

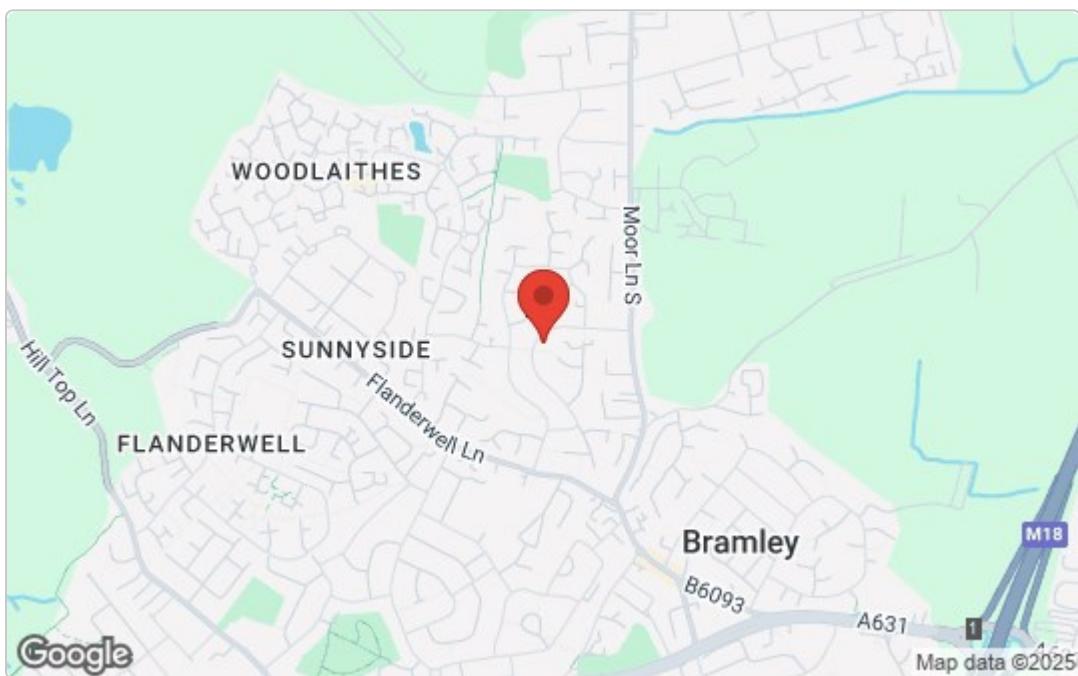


Lawned front garden with concrete drive providing ample off-road parking. To the rear is a further lawned garden

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
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	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

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

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