



2 Brampton Street, Brampton, Barnsley, S73 0XR

**Asking Price £160,000**

Enjoying a most pleasant aspect to the rear overlooking the miners welfare playing fields is this family sized three bedroom semi detached property. Benefiting from conservatory, ground floor WC, garage and with driveway providing off road parking. Ideally placed for local amenities and early viewing is thoroughly recommended.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

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

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

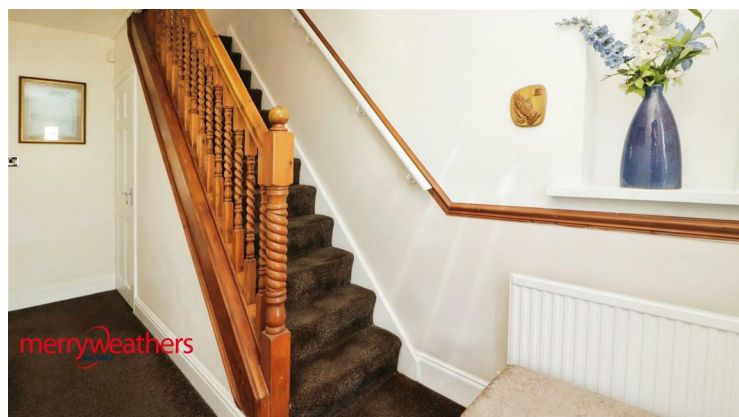
Coal mining area South Yorkshire is a mining area

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.

## Entrance Hallway



With a front facing entrance door, central heating radiator

and stairs rising to the first floor accommodation and useful under stair storage.

## Lounge 14'2" x 12'9" (4.32 x 3.89)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame dimplex fire inset.

## Dining Kitchen 10'11" x 15'10" (3.35 x 4.85)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With space and plumbing for a dishwasher and automatic washing machine, the room also provides access to the ground floor WC and Conservatory

## Downstairs WC

With low flush WC and wash hand basing also hosting the central heating boiler system.

## Conservatory 13'9" x 9'5" (4.20 x 2.89)



Built upon a brick base with upvc glazing to include a rear facing entrance doors and enjoying views over the rear garden.

### **Bedroom One 12'2" x 11'3" (3.72 x 3.43)**



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

### **Bedroom Two 11'1" x 10'6" (3.38 x 3.22)**



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

### **Bedroom Three 9'7" x 7'4" (2.94 x 2.25)**

With a front facing upvc window, central heating radiator currently used as an office.

### **Shower Room**



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **Garage**

Single prefabricated garage.

### **External**

To the front of the property is off road parking, with shared access leading to the rear. A pleasant rear garden with artificial lawn, garage and overlooking the football field.



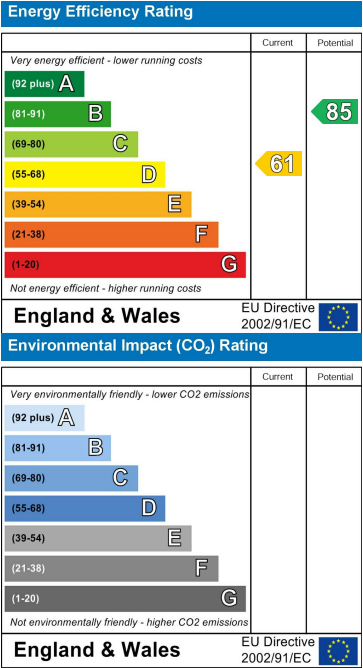
Floor Plan



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

