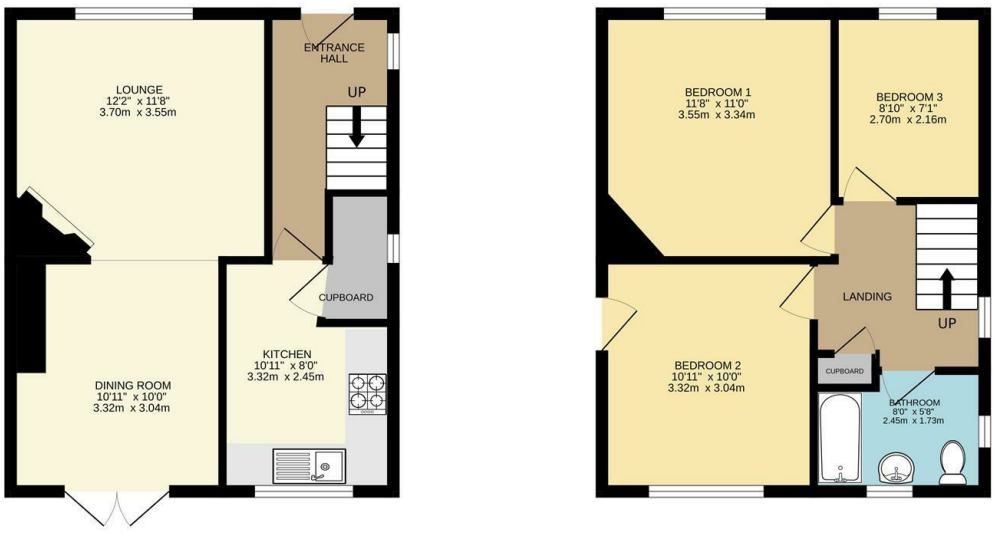
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

EADON LOCKWOOD & RIDDLE
ESTD 1840

20, Bentley Road, Rotherham, S66 1UJ

Guide Price £190,000

20 Bentley Road, Bramley, Rotherham, S66 1UJ

Description
Guide Price £190,000 - £200,000

Situated in the heart of Bramley, close to a range of local amenities, well-regarded schools and excellent transport links, this well-presented three bedroom semi-detached home is an ideal opportunity for first-time buyers and young families.

The property offers well-proportioned accommodation throughout, with a spacious front-facing lounge which flows through into the dining room, creating a lovely sociable living space. There is also a modern kitchen with a good range of fitted units.

To the first floor are three good-sized bedrooms together with a family bathroom.

Externally, the property benefits from a front lawn and a long driveway providing ample off-road parking, leading to a single detached garage. To the rear is a good-sized garden, providing an excellent space for children to play and for outdoor entertaining.

With its convenient location, practical accommodation and excellent outside space, this is a lovely home which is sure to appeal to a range of buyers.

Viewing is highly recommended to fully appreciate what this property has to offer. Please contact ELR today to arrange your appointment.

Important information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Well-presented three bedroom semi-detached home
- Spacious front-facing lounge flowing into the dining room
- Modern fitted kitchen
- Three well-proportioned bedrooms
- Detached garage and long driveway providing ample off road parking
- Good-sized rear garden, ideal for families and children
- Popular Bramley location close to local amenities
- Ideal home for first-time buyers and young families
- Freehold / Council Tax Band A
- Contact ELR today to arrange a viewing