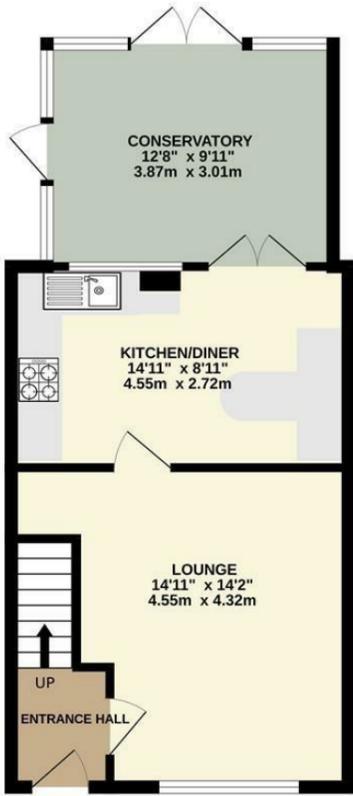
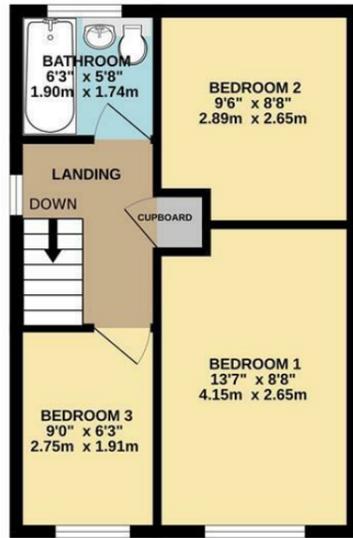


GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



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& RIDDLE**  
ESTD 1840

**EADON  
LOCKWOOD  
& RIDDLE**

26, Ferndale Drive, Rotherham, S66 3YD

Guide Price £200,000

# 26 Ferndale Drive, Bramley, Rotherham, S66 3YD

GUIDE PRICE £200,000 - £220,000

Welcome to your dream home! Situated in the heart of Bramley, this delightful THREE BEDROOM SEMI DETACHED property is nestled in a popular cul-de-sac, offering the perfect combination of modern comfort and convenience. Whether you are a first-time buyer or looking for a family home, this property has everything you need and more.

Location is everything with this home. It is conveniently located close to excellent schools, making it an ideal choice for families. Local amenities, including shops, cafes, and parks, are just a short distance away, providing everything you need for day-to-day living. For those who commute, the proximity to the M18 and M1 motorways ensures easy and quick access to major destinations.

Step inside, and you'll find beautifully decorated interiors that create a warm and inviting atmosphere. The home benefits from gas central heating and double glazing, ensuring year-round comfort and energy efficiency. The spacious lounge is a highlight, offering a cosy retreat where you can relax with family or entertain guests.

The kitchen diner is a chef's delight, featuring an abundance of wall and base units, a double oven, and an induction hob. The convenient breakfast bar is perfect for quick meals and social gatherings. From the kitchen, French doors lead you to the conservatory, a bright and airy space that overlooks the serene rear garden—ideal for enjoying the view while sipping your morning coffee or winding down after a long day.

Upstairs, there are three good sized bedrooms, each tastefully decorated to provide a tranquil haven. The stunning family bathroom is equipped with a sleek white three-piece suite and a shower over the bath.

Outside, the property continues to impress. The front features a well-maintained lawn and a driveway that provides convenient off-road parking. The rear garden is a peaceful, enclosed space that is low-maintenance and perfect for outdoor living. Enjoy the fabulous patio area for alfresco dining or relax on the raised decking area with a good book.

This property is more than just a house; it's a home where you can create lasting memories. The combination of its stylish interiors, prime location, and excellent outdoor space makes it a rare find in today's market.

Don't miss this opportunity! Call us today, homes like this in Bramley don't stay on the market for long!

- THREE BEDROOM SEMI-DETACHED
- CUL-DE-SAC LOCATION
- PERFECT FIRST TIME BUYER
- WELL PRESENTED THROUGHOUT
- CONSERVATORY
- MODERN BATHROOM
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- OFF ROAD PARKING
- ENCLOSED GARDEN
- EARLY VIEWING IS HIGHLY RECOMMENDED



EADON LOCKWOOD & RIDDLE



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