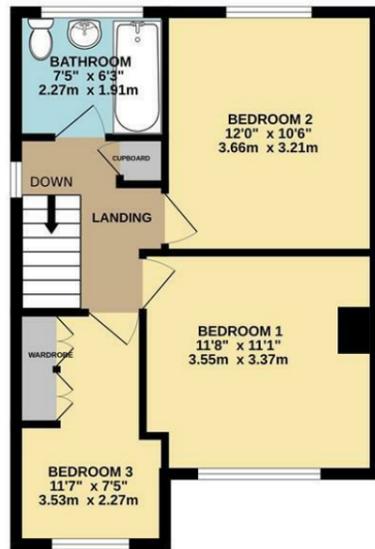


GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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



7, Crosby Avenue, Rotherham, S66 2UG

Guide Price £190,000

7 Crosby Avenue, Bramley, Rotherham,
S66 2UG

Guide Price £190,000 - £200,000

Situated in the heart of Bramley, this extended and beautifully presented three bedroom semi-detached house offers an outstanding opportunity to own a family-friendly home in an excellent location. Ideal for first-time buyers or those looking to upsize, this property is conveniently situated within the catchment area of highly regarded schools, close to local amenities and parks and with easy access to the M18/M1 motorways. This is truly a home not to be missed!

As you step through the entrance porch and hallway, you are greeted with a warm and inviting atmosphere that sets the tone for the rest of the home. The bright and spacious lounge diner is ideal for relaxing with family or entertaining guests, while the modern kitchen, equipped with integrated appliances and ample storage, provides a practical and stylish space for cooking and meal preparation. Adding further appeal is the delightful conservatory, which overlooks the rear garden and serves as a peaceful retreat to unwind or enjoy a morning coffee.

Upstairs, the accommodation comprises three generously sized bedrooms, two of which boasts fitted wardrobes, providing excellent storage solutions. The family bathroom features a three-piece suite and an electric shower over the bath, combining practicality with style.

Outside, the property benefits from a neat lawned garden at the front and a block-paved driveway leading to the single detached garage. The rear garden offers a small patio area and a good-sized lawn, perfect for children to play or for hosting summer barbecues.

Situated in a prime location, this home provides easy access to excellent schools, local amenities, and convenient transport links via the nearby M18/M1 motorways. The property is well-maintained, extended, and move-in ready, offering a perfect blend of indoor and outdoor spaces for families.

Don't Miss Out! This home offers everything you need to start the next chapter of your life. Call us today to arrange a viewing and take the first step toward making this house your home.

- Extended three bedroom semi-detached property
- Excellent location in the heart of Bramley
- Perfect for couples and families
- Conservatory
- Garage & ample off-road parking
- Generous garden and patio area
- Freehold / Tax Band B
- Call today to arrange a viewing

