



9 Cygnet Close, Brampton Bierlow, Rotherham, S63 6EY

Asking Price £280,000

Ideally situated upon this cul de sac location is this larger than average Three Bedroom Semi detached property. Having been immaculately maintained by the current owner the property enjoys a dressing area to the master and en suite to the second bedroom. Attractively decorated throughout, hosting a garage and driveway, with the lake within easy reach nearby. Ideally suited to the family buyer an early viewing is essential to appreciate the standards on offer.

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 - C

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.

Premium Conveyancing

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We

will also require any purchasers to sign a buyer's agreement.

Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 11'8" x 16'8" (3.57 x 5.10m)



Dual aspect reception room with attractive fireplace.

Breakfasting Kitchen 12'5" x 10'7" (3.80 x 3.23m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a 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 useful pantry area and access to the conservatory.

Conservatory 9'2" x 7'4" (2.80m x 2.26m)



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

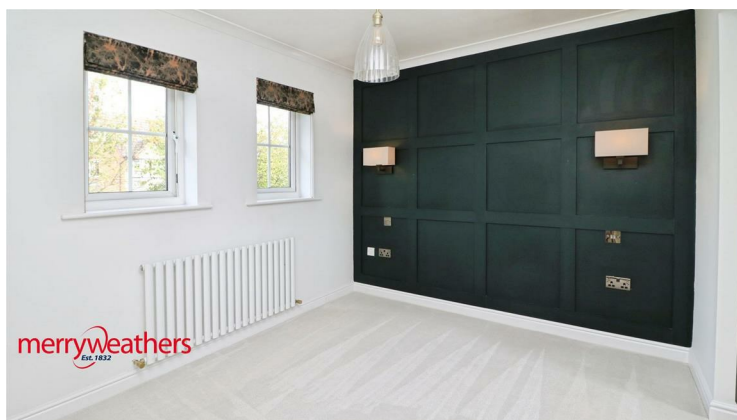
Downstairs WC



Most attractive Wc, with wash hand basin.

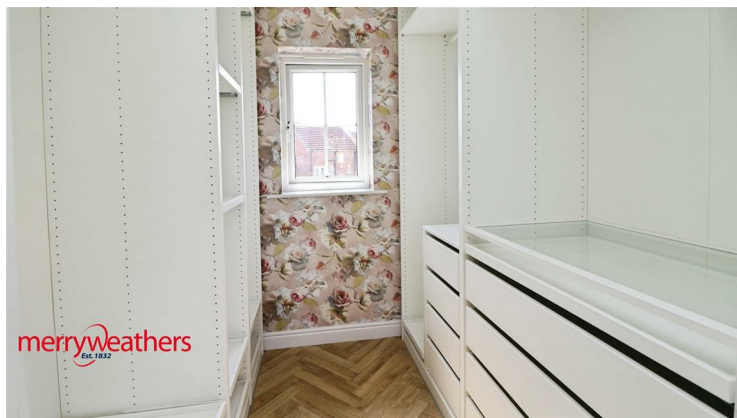
First Floor Landing

Principal Bedroom 9'1" x 9'10" (2.77 x 3.02m)



Attractive master suite with dressing area.

Dressing Room



Fitted with hanging and shelving space.

Bedroom Two 11'8" x 12'4" (3.57 x 3.76)



Good size double room with access to en suite.

En Suite



Modern three piece shower suite

Bedroom Three 8'2" x 6'9" (2.50 x 2.08m)



Ideal third bedroom or office space.

Bathroom 5'6" x 11'8" (1.70 x 3.56m)



Stunning bathroom, hosting a four piece suite comprising of a slipper bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Hosting power and lighting, secured by up and over garage door.

External

To the front of the property is a pleasant aspect, with tree lined footpaths and gated access to the front door. To the rear is a good sized laid to lawn garden, with driveway and allocated parking.

Floor Plan



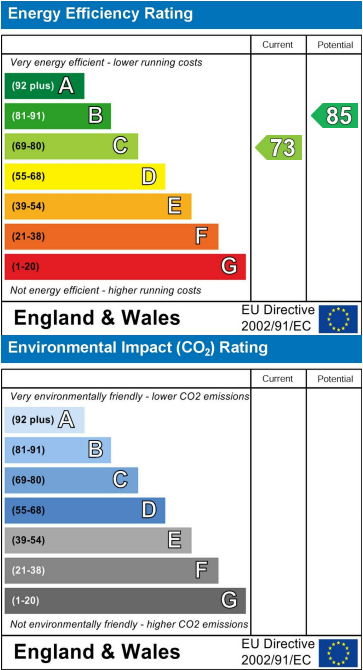
All measurements are approximate and for display purposes only.

Area Map



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.

Energy Efficiency Graph



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