8 Cygnet Close, Brampton Bierlow

£200,000

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8 Cygnet Close

Brampton Bierlow, Rotherham

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedroom modern end town house
- Modern kitchen fitted with oak effect shaker style units
- Conservatory
- Downstairs WC
- En-suite shower room to bedroom 1
- Enclosed rear garden
- Allocated parking for 2
- Close to local amenities
- NO CHAIN

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Entrance Hall
A lawned garden with path provides access to the front door, which opens into the hallway. There is access to the downstairs WC, the first floor landing and lounge through a Georgian glazed window.

Downstairs WC
Situated at the front of the property is the modern downstairs WC, with wash hand basin.

Lounge
14' 8" x 12' 5" (4.46m x 3.78m)
The lounge is located at the front of the property and benefits from plenty of natural light, from the large window and the Georgian glazed door leading in from the hall. There is laminate covering to the floor, a useful understairs storage cupboard, and the room provides access to the kitchen.

Kitchen Dining Room
11' 1" x 15' 8" (3.39m x 4.77m)
The kitchen features a range of oak effect shaker style wall and base units with complementary worktops and matching splashbacks. It is equipped with a built-in electric oven, a gas hob, and an integrated dishwasher. There is space for both a washing machine and a fridge/freezer. Positioned at the rear of the property, the kitchen has a sink with mixer tap set below the window. There is ample room to accommodate a dining table, making it ideal for family gatherings. The kitchen also provides access to the conservatory. The photo has been enhanced with virtual staging to provide clients with ideas on how the property could look, but please be aware that when viewing it will look different to the photos as this furniture will not be present.

Conservatory
9' 2" x 9' 11" (2.79m x 3.01m)
The conservatory is located at the rear of the property, featuring French doors that open directly onto the rear garden.

Landing
The landing provides access to all the bedrooms and bathroom with a side facing window allowing natural light to flood in.

Bedroom 1
10' 10" x 9' 1" (3.29m x 2.76m)
Bedroom 1 is a spacious double room with a window facing the front of the property, providing plenty of natural light. This room also benefits from direct access to the en-suite shower room for added convenience. The photo has been enhanced with virtual staging to provide clients with ideas on how the property could look, but please be aware that when viewing it will look different to the photos as this furniture will not be present.

En-Suite
The en-suite shower room is accessed from bedroom 1 and features a contemporary white shower suite with partially tiled walls.

Bedroom 2
10' 0" x 8' 8" (3.06m x 2.64m)
Bedroom 2 is a spacious double room with a rear facing window. The photo has been enhanced with virtual staging to provide clients with ideas on how the property could look, but please be aware that when viewing it will look different to the photos as this furniture will not be present.

Bedroom 3
7' 11" x 6' 10" (2.41m x 2.08m)
Bedroom 3 is situated at the rear of the property. The photo has been enhanced with virtual staging to provide clients with ideas on how the property could look, but please be aware that when viewing it will look different to the photos as this furniture will not be present.

Bathroom
The bathroom comprises a white modern bathroom suite with partially tiled walls.

GARDEN

The property is accessed via a front lawned garden and path. To the rear, there is an enclosed garden with shrubs and a gate providing access to the rear.

ALLOCATED PARKING

2 Parking Spaces

There is an allocated parking space for 2.

Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)

First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)

Total area: approx. 86.5 sq. metres (931.2 sq. feet)

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