

# HUNTERS<sup>®</sup>

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## Gileswood Crescent

Brampton Bierlow, Rotherham, S63 6BU

Guide Price £180,000 - £190,000



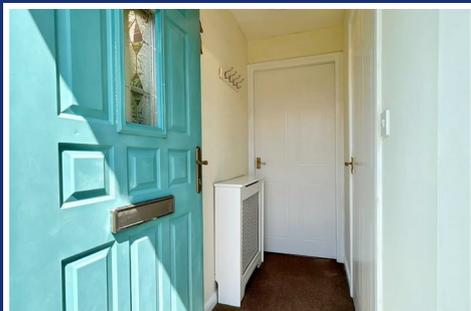
- THREE BEDROOM END TERRACE, NEWLY DECORATED
- OFF ROAD PARKING WITH DRIVEWAY
- SOUGHT AFTER ESTATE
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING C
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- MODERN FIXTURE AND FITTINGS WITH NEWLY FITTED SHOWER ROOM
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND B

Tel: 01709 894440

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Nestled in the desirable area of Brampton Bierlow, this charming three-bedroom end terrace house on Gileswood Crescent offers a perfect blend of modern living and convenience. Built in 2001, the property boasts a generous 1,033 square feet of well-designed space, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The property features three spacious bedrooms, each designed to maximise natural light and comfort. The modern fixtures and fittings throughout the home enhance its appeal, ensuring a contemporary lifestyle.

One of the standout features of this property is the off-road parking, complemented by a large driveway, providing ample space for vehicles. The enclosed rear garden offers a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings with friends and family.

Situated in a sought-after estate, this home is conveniently located close to all local amenities, including shops, schools, and parks, making it an excellent choice for those who value accessibility and community.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this end terrace house presents a wonderful opportunity to secure a lovely home in a vibrant area. Do not miss the chance to view this delightful property.

### Entrance Porch

7'04" x 3'01" (2.24m" x 0.94m")

Via a decorative composite door this opens to the entrance porch, ideal for coats and shoes, with uPVC window to the side elevation and doors opening to the downstairs WC and living room.

### Downstairs WC

6'09" x 2'09" (2.06m" x 0.84m")

Handy addition to any busy house hold, this room comprises of low flush WC, wash hand basin with vanity unit, splash back tiles, wall mounted radiator and frosted uPVC window to the front.

### Living Room

15'08" to 13'01" x 14'07" to 11'10" (4.78m" to 3.99m" x 4.45m" to 3.61m")

Step inside the light and airy living space, having uPVC window to the front, newly decorated in neutral tones, decorative coal effect electric fire giving the room not only a focal point but a cosy feel, carpet to floor, aerial point in place, stairs rising to first floor, wall mounted radiators and door leading to the kitchen/diner.

### Kitchen/Diner

14'06" x 8'02" (4.42m" x 2.49m")

Great to entertain family and friends the kitchen/diner has an array of wall and base units in navy blue providing storage, contrasting work surface over, sunken white sink, drainer and stainless steel mixer tap over, integrated electric oven with four ring gas hob and extractor fan, space for both washing machine and under counter fridge, freshly decorated, lino to floor, ample room for dining table, wall mounted radiator, door opens to storage cupboard and uPVC window as well as French doors face the rear.

### Landing

Landing having uPVC window to the side elevation, access to loft hatch and doors leading to all bedrooms and shower room.

### Bedroom One

13'05" x 8'06" (4.09m" x 2.59m")

Generously sized master bedroom, with ample

room to add storage and furniture, with carpet to floor, freshly decorated in neutral tones, wall mounted radiator and uPVC window to the front.

### Bedroom Two

10'07" x 8'05" (3.23m" x 2.57m")

Further good sized double bedroom, with carpet to floor, again freshly decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

### Bedroom Three

10'01" to 7'03" x 5'10" (3.07m" to 2.21m" x 1.78m")

Great single bedroom or ideal home office, this room is freshly decorated in neutral tones with carpet to floor, wall mounted radiator, built in cupboard providing that extra storage we all crave as well as housing the combi boiler and uPVC window to the front finishes this room.

### Shower Room

6'03" x 5'06" (1.91m" x 1.68m")

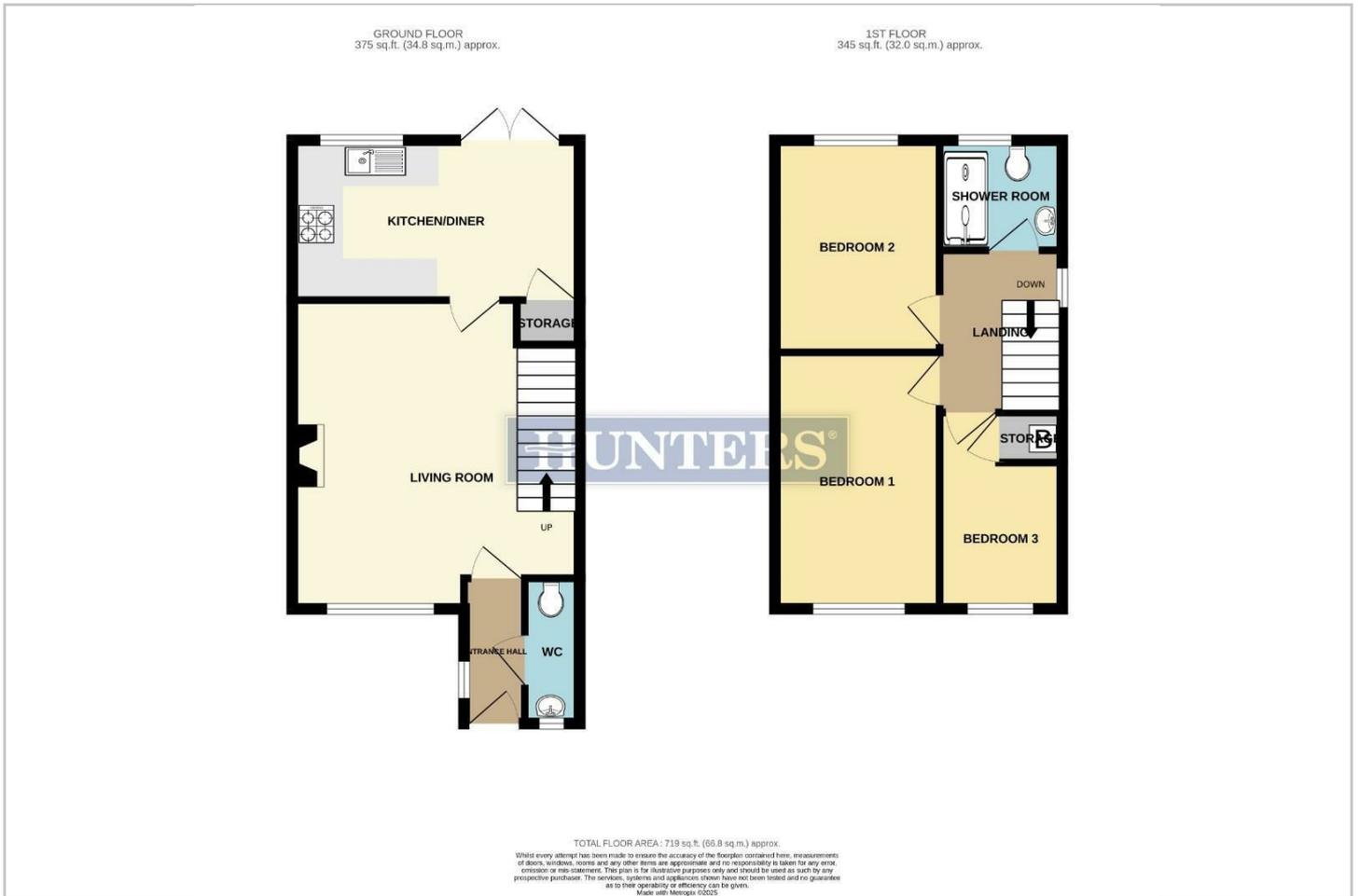
The sleek family shower room is the perfect spot to relax, newly fitted with walk in double shower unit and waterfall shower head, low flush WC and wash hand basin with built in vanity unit, splash back tiles, wall mounted heated towel rail and frosted uPVC window to the rear.

### Exterior

The front of the property oozes kerb appeal with a low maintenance beautifully presented front, having large tar-mac drive for secure off road parking and side garden with raised flower beds filled with established plants / flowers adding a splash of colour and artificial lawn, path then leads to front entrance.

At the rear is a fully enclosed garden, partly paved ideal for seating and enjoying the warmer months, with step then leading to the lawn, to the side of the home is a wooden built shed adding further storage and further paved area would be ideal for the family BBQ.

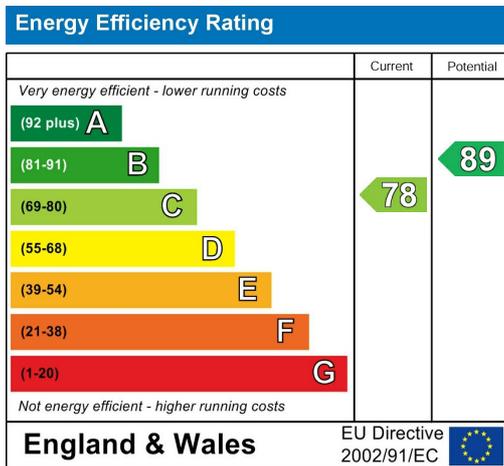
# Floorplan







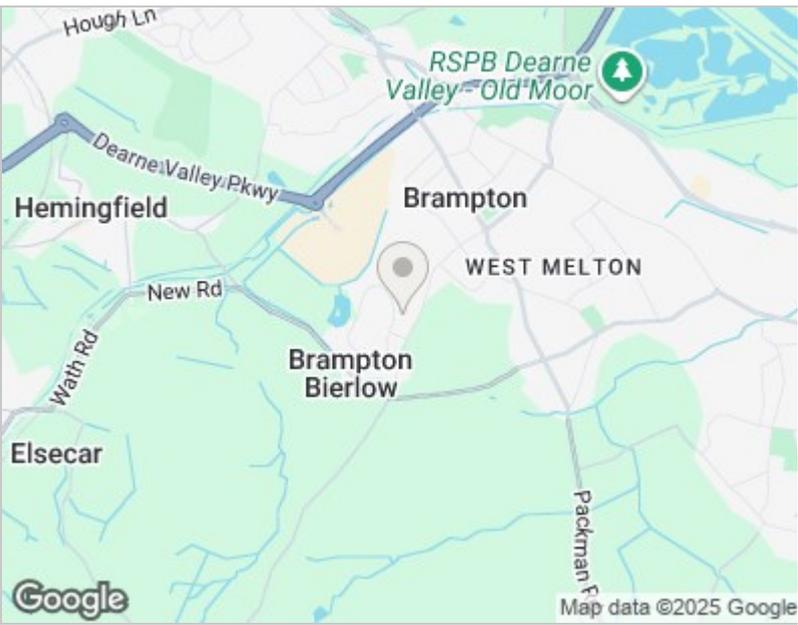
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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