



## Brampton Road

Brampton Brierlow, Barnsley, S63 6AW

Guide Price £180,000 - £190,000



- THREE BEDROOM SEMI DETACHED HOME
- AMPLE OFF ROAD PARKING WITH DRIVE AND DETACHED GARAGE
- IMPRESSIVE ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- COUNCIL TAX BAND B
- NO UPWARD CHAIN
- STUNNING COUNTRY SIDE VIEWS
- ALARMED
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING E



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Nestled on Brampton Road in the charming area of Brampton Brierlow, this delightful three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts a spacious reception room, perfect for relaxing or entertaining guests. Each of the three bedrooms offers generous dimensions, ensuring ample space for comfort and personalisation. The well-appointed bathroom caters to all your needs, making daily routines a breeze.

One of the standout features of this home is the off-road parking, which includes a large driveway and a detached garage, providing convenience and security for your vehicles. The enclosed private rear garden is a true gem, offering stunning views of the surrounding fields, making it an ideal spot for outdoor gatherings or simply unwinding in nature.

Safety and peace of mind are paramount, as the property is equipped with an alarm system. Additionally, its prime location means you are close to all local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. For those commuting, the property is well-positioned for easy access to transport links, making your daily travels more manageable.

In summary, this semi-detached house on Brampton Road is a wonderful blend of comfort, convenience, and scenic beauty, making it a perfect choice for your next home. Don't miss the chance to make it yours.

## Porch

6'1" x 1'2" (1.85m" x 0.36m")

Via a wood effect uPVC front entrance door this opens in to the porch, ideal for coats and shoes with two uPVC windows facing the front, wooden internal door then leads to the entrance hall.

## Entrance Hall

10'8" x 5'9" (3.25m" x 1.75m")

The roomy entrance hall has staircase rising to first floor with under storage, wall mounted radiator, carpet to floor, neutral décor with part wood and glass door then opening to the kitchen.

## Kitchen/Breakfast Room

9'4" x 9'3" (2.84m" x 2.82m")

Spacious kitchen/breakfast room ideal for having a sit down with friends, having an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, space for free standing cooker as well as washing machine and under counter fridge/freezer, splash back tiles to walls and tiled floor for easy clean, wall mounted radiator, uPVC window to the rear as well as uPVC side entrance door and two further internal doors leading to storage cupboard as well as lounge/diner.

## Lounge/Diner

22'4" to 14'3" x 11'5" to 7'8" (6.81m" to 4.34m" x 3.48m" to 2.34m")

Step inside the light and airy lounge/diner, this really is the hub of the home, having uPVC square bay window to front and further uPVC window to the rear really filling this room with natural light, open brick fire place with working coal fire gives this room not only a focal point but a cosy feel, aerial point in place, wall mounted radiator and having ample space for both sofa and dining table this really is a space the whole family can enjoy.

## Landing

Landing having uPVC window to the side elevation, access to loft hatch with ladders and all doors lead to bedrooms and bathroom.

## Bedroom One

11'4" x 10'6" to 8'7" (3.45m" x 3.20m" to 2.62m")

Generously sized master bedroom, with fitted wardrobes providing that extra storage space we all crave, decorated in neutral tones with carpet to floor and uPVC window to the front.

## Bedroom Two

11'7" to 9'1" x 8'6" (3.53m" to 2.77m" x 2.59m")

Further good sized double bedroom, again with fitted

wardrobes for extra storage space, with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the rear given stunning country side views.

## Bedroom Three

6'6" x 6'9" (1.98m" x 2.06m")

Roomy single or ideal home office, again with built in storage space, having wall mounted radiator and uPVC window to the front.

## Bathroom

6'4" x 5'01" (1.93m" x 1.55m")

Perfect spot to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath with electric shower over, tiled for easy clean, wall mounted radiator, built in airing cupboard for storage and uPVC frosted window to the rear.

## Garage

The detached garage sits to the bottom of the extensive drive, great for further secure off road parking or adding further storage space to the home, having power in place and double barn style doors to open.

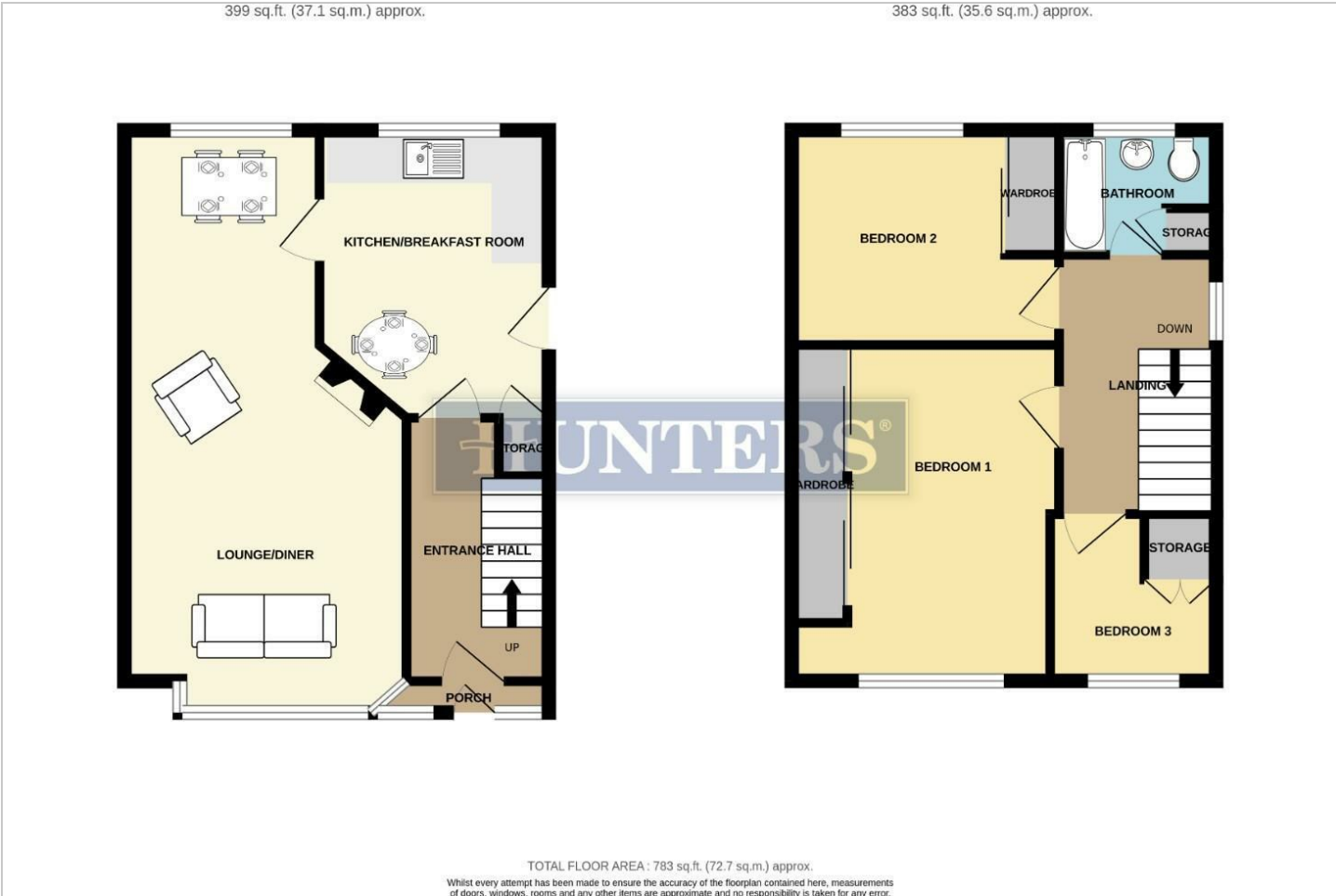
## Exterior

The front of the property gives a stunning first impression, entering via wrought iron gates onto the extensive driveway with ample space for two or more cars, well maintained lawn sits to the side with established plants, shrubs and hedges adding not only to the beauty but to the privacy, path gives access to front and side entrance as well as side gate to the rear garden if needed.

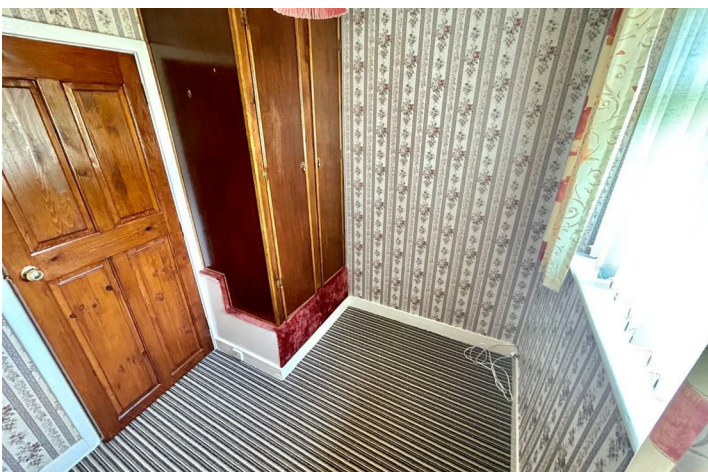
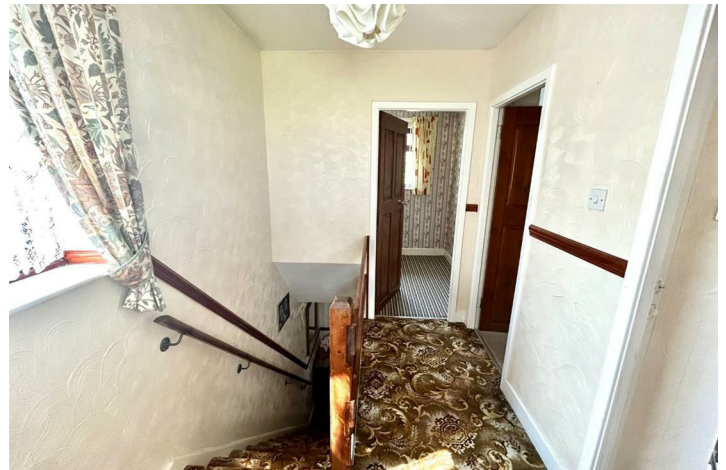
To the rear is the impressive fully enclosed rolling garden, partly paved with green house, ideal for seating in the warmer months and satisfying your green fingers, steps then lead down to the beautiful well maintained garden mostly laid to lawn with established hedges and plants to the borders adding to the privacy as well as a splash of colour.



Floorplan



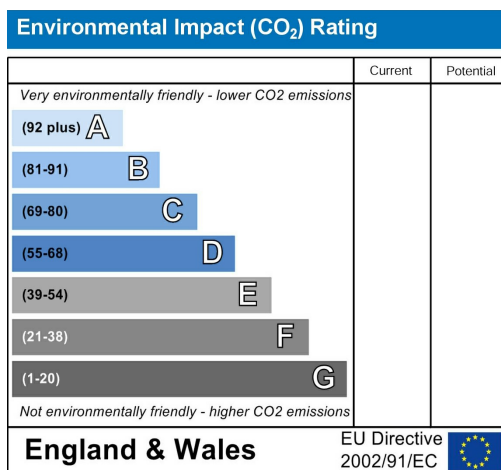
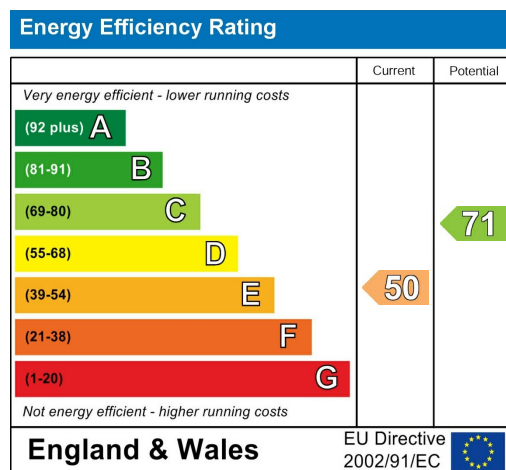








## Energy Efficiency Graph



## 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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