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Fryston Court

Brampton Bierlow, Rotherham, S63 6GE

Guide Price £205,000 - £215,000

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- THREE BEDROOM END TERRACED
- SOUGHT AFTER ESTATE
- MODERN FIXTURES AND FITTINGS
- FREEHOLD
- EPC RATING: C
- ALLOCATED OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN
- GENEROUS DIEMSIONS THROUGHOUT
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: B

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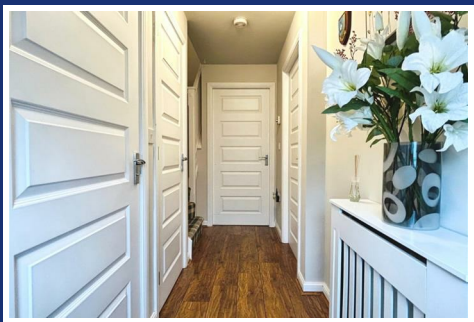
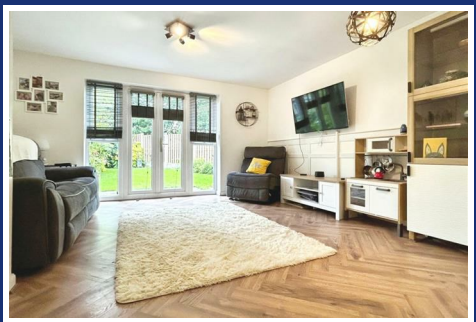




Guide price of £205,000 - £215,000
Nestled in the desirable area of Fryston Court, Brampton Bierlow, Rotherham, this charming three-bedroom end terraced offers a perfect blend of comfort and modern living. The property is ideally situated for those seeking a convenient commute, making it an excellent choice for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs WC. The heart of the home is the beautifully presented living area, which boasts a generous layout, perfect for both relaxation and entertaining. French UPVC doors open up to a stunning enclosed rear garden, which is a true highlight of this corner plot, providing ample outdoor space for gardening, play, or simply enjoying the fresh air.

The first floor features a well-designed landing that grants access to all three bedrooms and a family bathroom, which is fitted with a modern three-piece suite. The master bedroom is particularly impressive, complete with its own private ensuite and stylish decor, ensuring a tranquil retreat at the end of the day.

Additionally, the property benefits from allocated off-road parking, enhancing the convenience of daily life. This home is not only a wonderful place to live but also a fantastic investment in a sought-after location. With its blend of modern amenities and charming features, this end terrace house is sure to appeal to a wide range of buyers. Don’t miss the opportunity to make this delightful property your new home.

Entrance Hall
Via a decorative composite door this opens in to the welcoming entrance hall, having modern décor, laminate flooring with doors leading to downstairs WC, living area, Kitchen and handy storage cupboard. Carpeted stairs rising to first floor landing.

Kitchen
8'0" x 12'1" (2.44m x 3.68m)
The sleek kitchen is fitted with an array of white gloss wall and base units providing storage, complimentary work surface over with sink, drainer and mixer tap, integrated electric oven and four ring gas hob with extractor fan over, under counter space and plumbing for washing machine and space for tall fridge freezer. Laminate flooring and uPVC window to the front.

Downstairs WC
3'1" x 4'9" (0.94m x 1.45m)
Handy addition any busy household this room comprises of low flush WC, wash hand basin, wall mounted radiator and frosted uPVC window to finish.

Living Area
15'0" x 14'5" (4.57m x 4.39m)
Step inside the light and airy living space, flooded in natural light through uPVC windows and French style doors opening out directly onto the garden creating a great social space. Comprising of stylish décor with laminate flooring, wall mounted radiator and aerial point/ telephone point in place. Large storage cupboard located to the side.

Landing
Neutrally decorated landing space having carpet flooring with doors leading to all three bedrooms and family bathroom, with access to the loft space.

Bedroom One
8'4" x 11'9" (2.54m x 3.58m)
The impressive master bedroom is beautifully presented and generously sized, flooded with natural light from large uPVC window over looking the rear garden. Built in storage with plenty of room for bedroom furniture, carpet flooring, wall mounted radiator, aerial point and door to the ensuite.

En-suite
8'4" x 4'3" (2.54m x 1.30m)
The sleek ensuite is a great spot to relax after a long day, comprising of shower unit with glass screen, low flush WC and wash hand basin with wall mounted radiator and extractor fan in place.

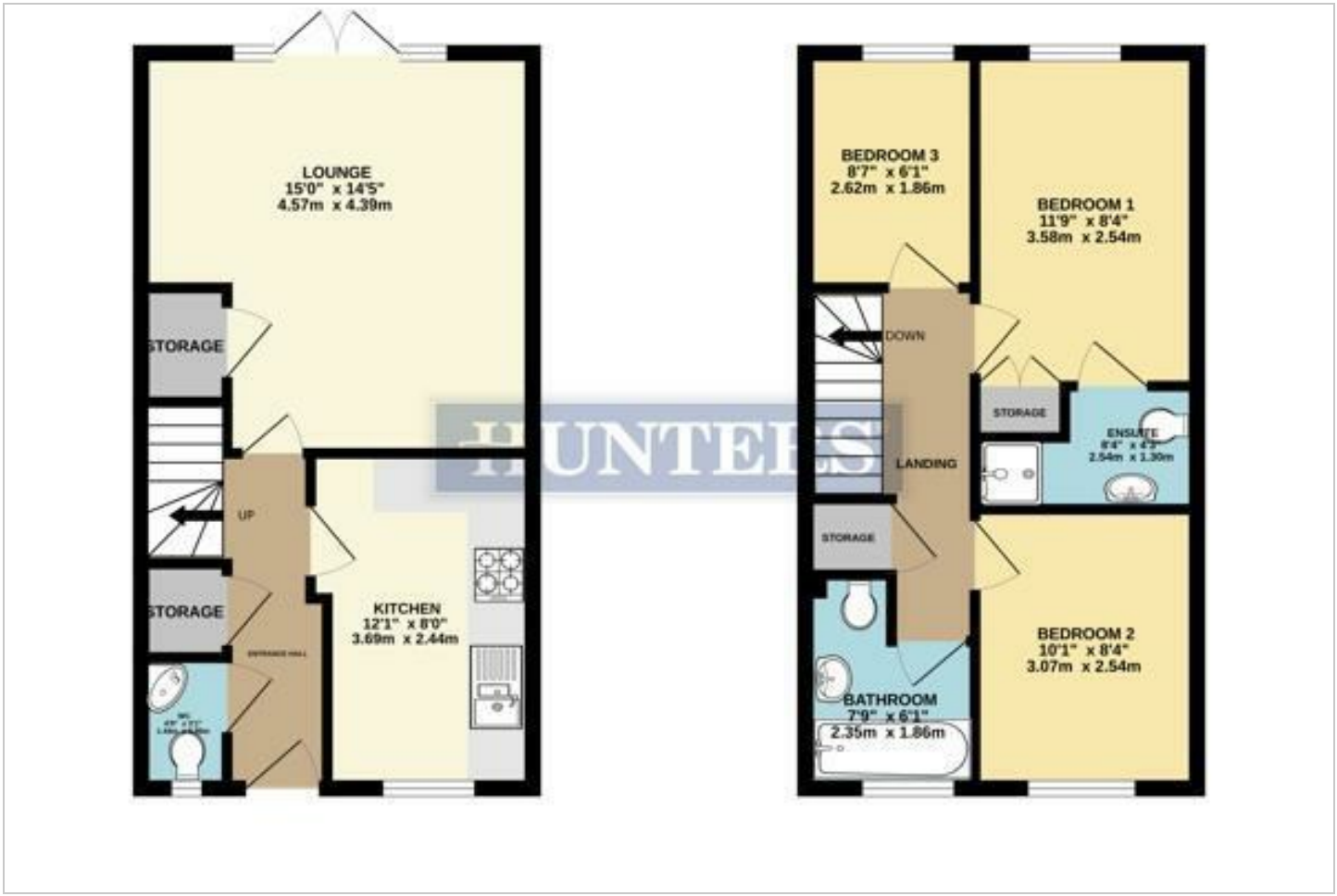
Bedroom Two
8'4" x 10'1" (2.54m x 3.07m)
A generously sized double bedroom, boasting of carpet flooring, wall mounted radiator and uPVC window overlooking the front exterior.

Bedroom Three
6'1" x 8'7" (1.85m x 2.62m)
Another beautifully presented fourth bedroom or great home office space, with wall mounted radiator, carpet flooring and uPVC window to the rear.

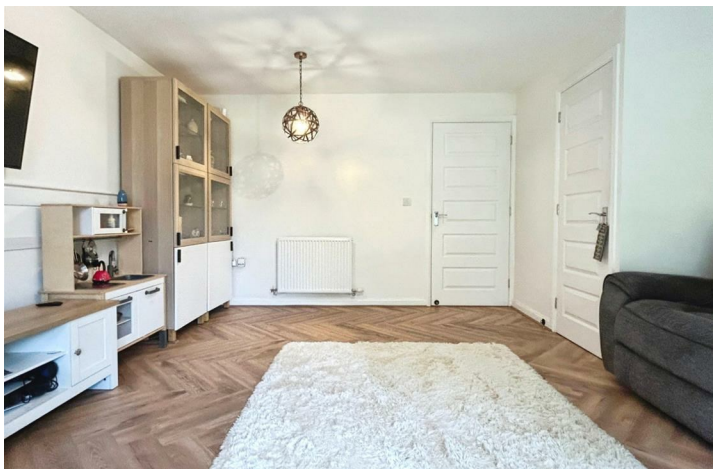
Bathroom
6'1" x 7'9" (1.85m x 2.36m)
The family bathroom is the ideal spot to relax and unwind after a long day, having three piece suite fitted comprising of low flush WC, pedestal wash hand basin and bath with handheld shower in place. Vinyl flooring with splash back tiling to walls, frosted uPVC window to the front and wall mounted radiator.

Exterior
The front of the property has great kerb appeal, having three designated parking spaces providing off road parking with beautifully presented small garden area with plants and shrubs and slabbed pathway leading to the front entrance door.
The piece de-resistance of this property is the stunning, extensive and beautifully maintained rear garden, having slabbed patio area providing a great spot for seating during the warmer months and entertaining guests, with slabbed pathway leading down the side garden giving access to the front of the property. Having large lawned area with trees and shrubs bringing splashes of colour to the view.

Floorplan


LOUNGE
15'0" x 14'5"
4.57m x 4.39m
STORAGE
UP
STORAGE
KITCHEN
12'1" x 8'0"
3.69m x 2.44m
BEDROOM 3
8'7" x 6'1"
2.62m x 1.86m
BEDROOM 1
11'9" x 8'4"
3.58m x 2.54m
DOWN
STORAGE
ENSUITE
LANDING
STORAGE
BEDROOM 2
10'1" x 8'4"
3.07m x 2.54m
BATHROOM
7'9" x 6'1"
2.35m x 1.86m













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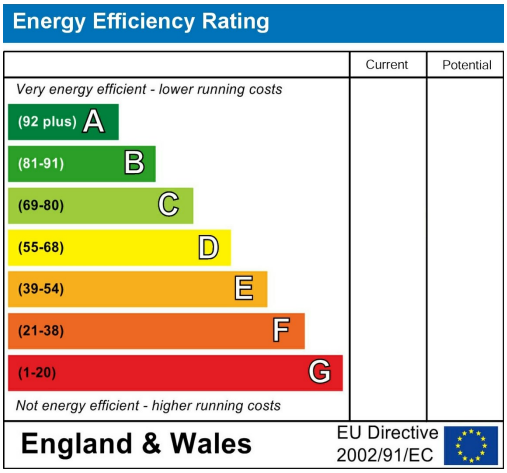
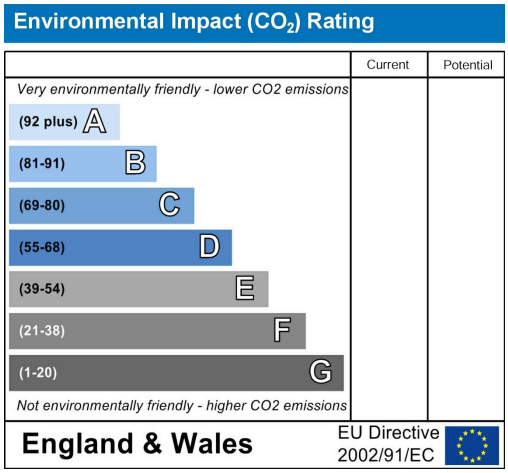
Energy Efficiency Graph





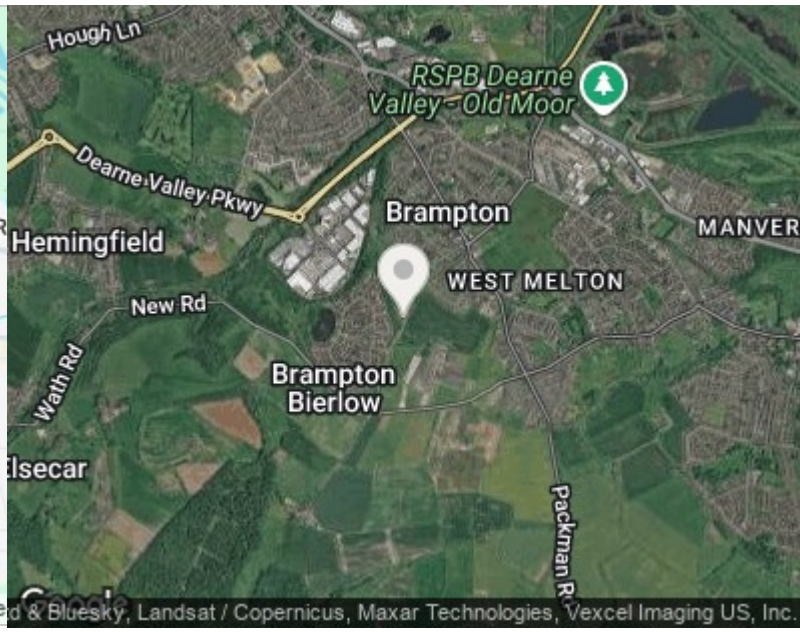
Viewing

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





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The Property Ombudsman