



Collier Court, Brampton Bierlow Rotherham S63 6FB

welcome to

Collier Court, Brampton Bierlow Rotherham

A WINNING DECISION AT COLLIER! Modern style & beautifully presented 3 bedroom mid-town. Boasting a delightful enclosed rear garden, allocated parking with access to rear & excellent access to amenities & motorway access. Perfect for first time buyers/ families / investors/downers alike. CALL NOW!



Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Accessed via a front-facing entrance door, providing a welcoming entrance to the property with access through to the main accommodation.

Downstairs W.C

Fitted with a low-flush W.C., wash hand basin set within a vanity unit, and a central heating radiator. A front-facing uPVC window provides natural light and ventilation.

Lounge

A spacious and inviting lounge featuring a front-facing window allowing plenty of natural light, two central heating radiator, and an attractive electric fire with decorative surround creating a focal point to the room. A staircase rises to the first floor accommodation.

Kitchen / Diner

Fitted with a range of wall and base units incorporating a sink and drainer, together with an integrated gas hob, electric oven and extractor hood. There is plumbing for a washing machine and space for a fridge/freezer. The room benefits from a central heating radiator, a rear-facing window, and French doors opening onto the rear garden, providing plenty of natural light and creating an ideal space for dining and entertaining and a useful understairs storage cupboard.

Bedroom One

A well-proportioned bedroom featuring a front-facing window allowing for plenty of natural light, together with a central heating radiator. A comfortable and inviting room suitable as a principal bedroom.

Bedroom Two

A good-sized bedroom featuring a rear-facing window overlooking the garden, together with a central heating radiator. A bright and comfortable room suitable for a bedroom, nursery, or home office.

Bedroom Three

Features a front-facing window and central heating radiator, together with a useful built-in storage cupboard housing the hot water cylinder tank. A versatile room suitable for use as a bedroom, nursery, study, or home office.

Bathroom

The bathroom is fitted with a paneled bath with shower over, wash hand basin, and low-flush W.C. The room also benefits from a central heating radiator and a rear-facing window providing natural light and ventilation. A practical and well-appointed bathroom serving the first-floor accommodation.

Outside

The property benefits from an allocated parking space in the car park providing convenient off-road parking with access to the rear garden.

To the rear is an enclosed lawned garden featuring a decked seating area, ideal for outdoor entertaining and relaxation. The garden also benefits from a useful shed, outside tap, and external lighting.



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welcome to

Collier Court, Brampton Bierlow Rotherham

- Modern style 3 bedroom mid town house. EPC C. Council Tax B
- Sought after residential estate- excellently placed for amenities, schools, shops, transport links, Cortonwood Retail Park & motorway connections
- Beautifully presented throughout
- Downstairs W.C
- Allocated parking space

Tenure: Freehold EPC Rating: C
Council Tax Band: B



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120453 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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