



Oulton Avenue, Bramley Rotherham S66 2SS

welcome to

Oulton Avenue, Bramley Rotherham

£230,000-£240,000 - TIME TO GET COSY - Situated in this popular and sought after residential area, is this two bedroom detached bungalow. Boasting spacious accommodation throughout with off road parking, detached garage & beautiful rear garden...CALL TO VIEW!!!



Lounge

Having a front facing double glazed window, a radiator & a gas fireplace.

Kitchen

Fitted with wall & base units with worktops housing the sink & drainer. Having a front facing double glazed window, a side facing double glazed window & door, a radiator & the combi boiler.

Hall

Providing entry to the loft.

Bedroom One

Having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a side facing double glazed window & a radiator.

Outside

To the front of the property is a driveway providing off road parking for 3/4 cars leading to the detached garage which is fitted with power.

To the rear is a beautiful lawned garden with a patio area, a shed & a wood store & outside tap.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Oulton Avenue, Bramley Rotherham

- Two bedroom detached bungalow
- Spacious & well presented throughout
- Situation in a sought after residential area
- Drive & detached garage providing off road parking
- Beautiful rear garden & patio

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117125 - 0003

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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