



Collier Court, Brampton Bierlow Rotherham S63 6FB

welcome to

Collier Court, Brampton Bierlow Rotherham

THERE'S NO PLACE LIKE HOME - Beautifully presented 2 bedroom townhouse with conservatory and landscaped rear garden. Tucked away in a popular cul-de-sac, close to Cortonwood Retail Park, schools, amenities and excellent transport links. CALL NOW!



Agents Note Aml

"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 Hall

A welcoming entrance hall accessed via a front-facing entrance door, featuring a useful built-in storage cupboard that provides practical space for coats, shoes, and household essentials. The hallway offers access to the ground floor accommodation and staircase leading to the first floor.

Downstairs W.C

Fitted with a low-flush W.C. and hand wash basin, this useful ground floor cloakroom also benefits from a central heating radiator.

Lounge

A spacious and inviting reception room featuring rear-facing patio doors that provide direct access to the garden, allowing for an abundance of natural light. The room is further complemented by a central heating radiator.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, the kitchen is equipped with an integrated electric hob, oven and cooker hood. There is also an integrated fridge/freezer and washing machine, providing a practical and well-appointed cooking space. A front-facing window allows for natural light to flow into the room.

Conservatory

Conservatory

Bedroom One

A well-proportioned principal bedroom featuring a front-facing window that allows for plenty of natural light, along with a central heating radiator.

Bedroom Two

A versatile second bedroom benefiting from a rear-facing window and a central heating radiator. The room also features a fitted wardrobe and built-in storage, providing ample space for clothing and everyday essentials.

Bathroom

Bathroom

Outside

To the rear, the property benefits from a low-maintenance garden featuring an artificial lawn and a patio area, providing an ideal space for outdoor seating and entertaining. The property also benefits from allocated parking.

Agents Note

Please note there is a site fee of £80 per annum.



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welcome to

Collier Court, Brampton Bierlow Rotherham

- Two double bedroom, modern style town house.
- Council Tax A. EPC tbc
- Beautifully presented throughout
- Excellent access to Cortonwood, schools, shops & transport/motorway links
- Ground floor W.C.
- Bright and versatile conservatory

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120533 - 0007

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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