





Collier Court,Brampton Bierlow ROTHERHAM S63 6FB

william h brown

welcome to

Collier Court, Brampton Bierlow ROTHERHAM

CENTRE COURT! Spacious 3 bedroom mid town house on a highly desirable estate in Brampton Bierlow. Featuring a kitchen, lounge, conservatory & downstairs W.C. Rear garden & allocated parking. Close proximity to to amenities, schools, Cortonwood Retail Park and motorway links. Excellent family home!













Entrance Porch
A useful entrance porch featuring a front facing entrance door and front facing window, allowing natural light to enter whilst providing access through to the welcoming entrance hall.

Entrance Hall
A welcoming entrance hall accessed via the front door, featuring a side facing uPVC double glazed window providing natural light and a central heating radiator. The hall offers access to the principal accommodation and creates a bright first impression of the home.

Lounge
A well-proportioned living room featuring a front facing uPVC double glazed window, allowing plenty of natural light to flow through the space. The room benefits from two central heating radiators and is centred around an attractive electric fire with decorative surround, creating a warm and inviting focal point.

Kitchen / Diner
Fitted with a range of wall and base units incorporating a sink and drainer. There is an integrated microwave, induction hob, oven and extractor hood, along with an integrated washing machine and space for a fridge/freezer. Having a rear facing uPVC double glazed window, a central heating radiator and useful built-in storage. The room also offers ample space for dining, making it ideal for everyday family living and entertaining.

Downstairs W.C
Fitted with a hand wash basin set within a vanity unit and a low flush WC. The room also benefits from a central heating radiator.

Conservatory
A bright and versatile addition to the home, featuring French doors opening onto the rear garden and uPVC windows allowing plenty of natural light to fill the space. Ideal for use as a sitting area, dining space or additional reception room.

Landing
Providing access to the first floor accommodation and benefiting from loft access, offering additional storage potential.

Bedroom One
A generously sized principal bedroom featuring a rear facing uPVC double glazed window, a central heating radiator and a range of fitted wardrobes providing excellent storage space.

Bedroom Two
A well-proportioned second bedroom featuring a front facing uPVC double glazed window, a central heating radiator and fitted wardrobes, providing useful storage space.

Bedroom Three
A well-sized third bedroom featuring a front facing uPVC double glazed window and a central heating radiator. The room also benefits from a built-in storage cupboard housing the water tank, providing useful additional storage space.

Bathroom
Fitted with a bath, hand wash basin and low flush WC. Having a rear facing uPVC double glazed window which provides natural light and ventilation to the room.

Outside
To the rear of the property is a paved patio area, providing an ideal space for outdoor seating, entertaining and enjoying the outdoors with minimal maintenance.

The property benefits from an allocated parking space located within the residents' car park, providing convenient off-road parking.

Agents Freehold Note
The vendor has advised that they are currently in the process of purchasing the freehold interest. It is anticipated that this transaction will be completed within the coming weeks, and the property will be sold as freehold upon completion of the purchase. Prospective purchasers are advised to seek confirmation of the tenure position via their legal representative.

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."

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Collier Court, Brampton Bierlow
ROTHERHAM

- 3 bedroom mid town house. EPC D. Council Tax B
- Highly desirable residential estate
- Excellently placed for amenities, schools, shops, transport links, Cortonwood Retail Park & motorway connections
- Spacious with kitchen, lounge, conservatory, downstairs W.C
- Garden to rear

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120369

The Property Ombudsman

Property Ref:
MXB120369 - 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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