



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any errors or omissions. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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45 Progress Drive, Bramley, Rotherham, S66 1TT

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Within the catchment area for the highly regarded Wickersley Sports College & approximately 2 miles to the various shops, bars, restaurants & amenities in the heart of Wickersley, is this FOUR BEDROOM inner town house with ALARM SYSTEM & EN SUITE SHOWER ROOM. Well presented throughout & with accommodation over 3 floors, the property enjoys a fitted kitchen with integrated fridge/freezer, dishwasher & from the 'snug' area are French style doors giving access to the rear garden. To the 1st floor is the rear facing living room with 2 sets of French doors with 'Juliet balcony' & an attractive modern feature fireplace, There is a double bedroom with freestanding wardrobes to this floor together with a family bathroom housing a 3 piece suite with shower over bath. To the 2nd floor are 2 further double bedrooms & a single. There are fitted wardrobes to the principal bedroom & an en suite shower room. To the rear is an enclosed lawned garden & patio area, cold water tap & security lighting

- 4 Bedroom inner town house
- En suite to main bedroom
- Alarm system
- Ground floor WC
- Front driveway & single integrated garage
- Rear ground floor dining kitchen with adjoining snug area & access to rear garden
- 1st floor lounge with Juliet balcony
- Within approx. 2 miles of M18 motorway
- Great home for the growing family
- Internal viewing highly recommended

