

offices also at Bakedwell, Banner Cross and Hathersage



Total area: approx. 111.1 sq. metres (1196.4 sq. feet)
 Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.
 Plan produced using PlanUp.
 39 Pear Tree Avenue



39 Pear Tree Avenue, Bramley, Rotherham, South Yorkshire, S66 2NA

5 BEDROOMS!!

From the outside this looks just like any other 3 bedroom semi detached upon Pear Tree Avenue, Bramley but step inside and you have a 5 bedroom family home. The loft has been cleverly converted to create 2 further good size single bedrooms, whilst to the first floor are 2 double bedrooms & a generous 3rd single bedroom. The family bathroom has a modern white 3 piece suite with shower over the bath. The rear facing Dining Kitchen has French style doors leading to the good size rear enclosed garden with patio & large brick built lock up. There is also outside power point & CCTV. A new boiler was fitted during the recent conversion. Double off road parking is provided at the front.



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS

- A 5 bedroom semi detached home
- 2 single bedrooms to the converted attic
- Large rear garden with patio
- Double driveway to front
- Downstairs WC
- Attractive modern white bathroom suite with shower
- CCTV
- Close to Wickersley Comprehensive
- Approx 400 yards to Tanyard facilities/amenities
- Fantastic home for the larger family

