

**Churchills**



## **Brunswick Street**

Thurnscoe, Rotherham S63 0HU

- THREE BEDROOM
- MODERN KITCHEN
- COMBINATION BOILER
- EPC RATING TBC
- TOWN HOUSE
- MODERN BATHROOM
- INVESTOR/ LANDLORD ONLY

**Offers In The Region Of £100,000 Freehold**





## Location

### Ground Floor Accommodation

uPVC double glazed and panelled doorway opens into:

#### Entrance Hallway

Stairs to first floor landing. Double panelled central heating radiator.

#### Lounge

16'4" \* 11'4"

uPVC double glazed windows to front and rear elevation. Surround housing a modern electric fire. Double panelled central heating radiator. TV aerial socket.

#### Kitchen

16'4" \* 10'3"

uPVC double glazed window to front and rear elevations. Range of wall and base units with roll edged work surfaces. One and a half bowl single drainer sink unit with mixer tap. Built in cooking facilities comprising electric oven and hob with extractor fan over. Integrated fridge freezer and dishwasher'

#### Utility Cupboard

uPVC double glazed window to rear elevation. Space and plumbing for automatic washing machine and dryer. Wall mounted combination boiler.

### First Floor Accommodation

#### Landing

Stairs from inner lobby. uPVC double glazed window to rear elevation. Single panelled central heating radiator.

#### Bedroom One

10'3" \* 9'4" to wardrobes

uPVC double glazed window to rear elevation. Double panelled central heating radiator. Laminate wood effect flooring. Storage cupboard off.

#### Bedroom Two

12'5" \* 8'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Laminate wood effect flooring.

#### Bedroom Three

9'6" \* 7'8"

uPVC double glazed window to rear elevation. Double panelled central heating radiator.

#### Bathroom

7'6" \* 5'7"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower, hand wash pedestal basin and low flush WC. uPVC cladding to walls and splash back areas. Heated towel rail.



### **Outside and Gardens**

to the front is a small gardens with off road parking. To the rear is a good size garden with outhouse, grass area and block paved patio.

### **MAKING AN OFFER**

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

### **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

### **IMPORTANT INFORMATION**

**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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If

you require a Valuation or Home Buyers Report, then 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. 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.

### **THINKING OF SELLING**

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com) for one of our qualified partners to give you a valuation and marketing advice of your home.

### **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



**Local Authority Barnsley**  
**Council Tax Band A**  
**EPC Rating**



**Churchills Sales Office**

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