

Churchills

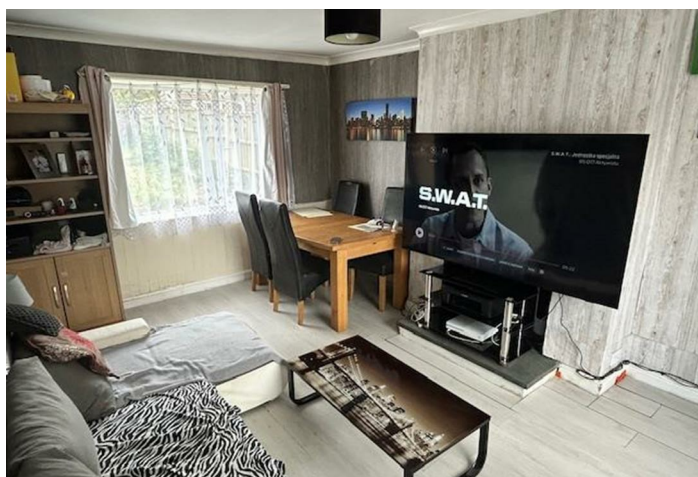


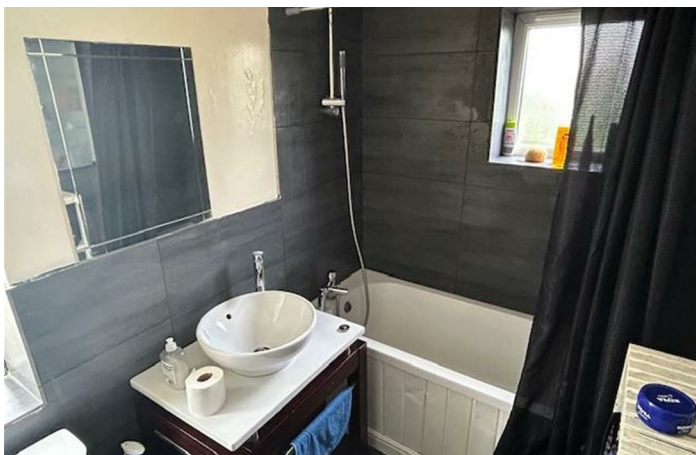
Brunswick Street

Thurnscoe, Rotherham S63 0HU

- RENTAL INCOME £5700
- SEMI DETACHED HOUSE
 - OFF ROAD PARKING
- INVESTOR/ LANDLORD ONLY
- THREE BEDROOM
 - REAR GARDEN
- COMBINATION BOILER
- EPC RATING TBC

Offers In The Region Of £90,000 Freehold





*****ATTENTION ALL LANLORDS*** This three bedroom semi detached house situated in Thurnscoe, ideal for any landlord looking to add to their portfolio. Close to local shops and amenities and within easy access to M1/M18 and A1 link roads.**

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

Stairs to first floor landing.

LOUNGE

16'7" * 11'5"

uPVC double glazed window to front and rear elevations. Laminate wood effect flooring. Double panelled central heating radiator.

KITCHEN DINER

12'2" reducing to 8'10" * 10'3"

uPVC double glazed window to front and rear elevations. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with chimney type extractor over. Space and plumbing for an automatic washing machine. Integrated dishwasher. Space for fridge freezer. One and a half bowl single drainer sink unit with mixer tap. Ceramic tiles to floor. Tiles to splash back areas. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Stairs from entrance lobby.

BEDROOM ONE

16'8" * 10'5"

uPVC double glazed window to front and rear elevations. Storage cupboard off. Double panelled central heating radiator.

BEDROOM TWO

11'5" * 8'2"

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

BEDROOM THREE

8'4" * 7'11"

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

BATHROOM

7'4" * 5'8"

uPVC double glazed windows to side and rear elevations. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash basin with storage beneath. Heated towel rail.

OUTSIDE AND GARDENS

To the front is a large driveway with parking for several cars. To the rear is a good size fenced garden mostly grass.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

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.

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 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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.