



**Moorhouse Drive, Thurcroft Rotherham S66 9BF**

**welcome to**

**Moorhouse Drive, Thurcroft Rotherham**

GREAT PURCHASE FOR A FAMILY!! Modern THREE bedroom DETACHED family home close to amenities, SCHOOLS and TRANSPORT LINKS!!  
Benefiting from DETACHED GARAGE and enclosed REAR GARDEN!! \*\*\* PRICE - £230,000 \*\*\*



### **Entrance Hall**

Front facing composite door leading into hallway having built in cupboard and understairs storage. Central heating radiator.

### **Cloakroom**

Low flush WC and corner hand wash basin. Central heating radiator and rear facing double glazed window.

### **Lounge**

15' 9" x 10' 1" ( 4.80m x 3.07m )

Spacious lounge with the main focal point of the room being the feature fireplace. Front facing double glazed window and rear facing double glazed french doors. Two central heating radiators.

### **Dining Room**

8' 3" x 10' 3" ( 2.51m x 3.12m )

Front facing double glazed window and central heating radiator.

### **Kitchen**

11' 3" x 10' 3" ( 3.43m x 3.12m )

Modern fitted kitchen with a range of white gloss wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Integrated 50/50 fridge freezer, built in oven in housing unit and gas hob with cookerhood over. Rear facing double glazed French doors with full length double glazed windows to sides. Central heating radiator.

### **Stairs And Landing**

Stairs rising to first floor with rear facing double glazed window.

### **Bedroom One**

10' 9" Into door x 13' 9" ( 3.28m Into door x 4.19m )

Fitted mirrored wardrobes to one wall. Front facing double glazed window and central heating radiator.

### **Ensuite**

Three piece suite comprising low flush WC, vanity wash hand basin and separate shower enclosure.

Heated towel rail.

### **Bedroom Two**

11' Into door x 10' 1" ( 3.35m Into door x 3.07m )

Fitted mirrored wardrobes to one wall and further built in cupboard. Front facing double glazed window and central heating radiator.

### **Bedroom Three**

6' 4" x 7' ( 1.93m x 2.13m )

Rear facing double glazed window and central heating radiator.

### **Family Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath. Heated towel rail and rear facing double glazed window.

### **Outside Space**

Driveway allowing parking for 2 vehicles leading down to detached garage. Lawned garden to the rear with fencing to sides.

### **Detached Garage**

Having power and lighting. Roof storage.



**view this property online** [williamhbrown.co.uk/Property/DGT106954](http://williamhbrown.co.uk/Property/DGT106954)



welcome to

## Moorhouse Drive, Thurcroft Rotherham

- GREAT FAMILY HOME
- OFF ROAD PARKING
- DETACHED GARAGE
- MODERN THROUGHOUT
- \*\*\* PRICE - £230,000 \*\*\*

Tenure: Freehold EPC Rating: C

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT106954](http://williamhbrown.co.uk/Property/DGT106954)



Property Ref:  
DGT106954 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**