



Friends Close, Thurcroft ROTHERHAM S66 9FB

welcome to

Friends Close, Thurcroft ROTHERHAM

REALISTICALLY PRICED TO SELL.... our vendors are in the process of relocating and are keen to sell this lovely FOUR BEDROOM DETACHED HOUSE.. popular residential estate close to many amenities including schools and various shops and supermarkets. Easy access to motorway links.



Entrance Hall

Front facing double glazed composite door leading into hallway having two storage cupboards one housing tank.

Cloakroom

Having low flush WC and pedestal wash hand basin. Tiled flooring and central heating radiator.

Lounge

10' 10" x 10' 1" (3.30m x 3.07m)

Front facing double glazed window and rear facing double glazed patio door. Central heating radiator.

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

Front and side facing double glazed window. Central heating radiator.

Kitchen Diner

15' 1" x 15' (4.60m x 4.57m)

Modern fitted kitchen with a range of white gloss wall and base units set above and below wood effect worksurfaces incorporating stainless steel one and a half bowl sink and drainer. Appliances include electric oven and gas hob with cookerhood over. Built in fridge/freezer, dishwasher and plumbing for washing machine. Tiling to splashback area and tiled flooring. Two side facing and one rear facing double glazed window and rear facing double glazed french doors leading onto rear garden. Central heating radiator.

Stairs And Landing

Stairs rising to first floor accommodation with rear facing double glazed window and access to loft space.

Master Bedroom

10' 8" x 15' 3" (3.25m x 4.65m)

Spacious master bedroom with fitted wardrobes to one wall. Rear and side facing double glazed window and central heating radiator. Door leading to..

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Partial tiling to walls and vinyl flooring. Side facing double glazed window and central heating radiator.

Bedroom Two

10' 7" x 13' 1" (3.23m x 3.99m)

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

Bedroom Three

10' 8" x 10' 4" (3.25m x 3.15m)

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

Bedroom Four

7' 5" x 7' (2.26m 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 with rainfall shower over. Fully tiled walls and tiled flooring. Heated towel rail.

Outside Space

Open plan lawned frontage with a range of plants and shrubs. Driveway to the side allowing parking for several vehicles leading down to detached garage. Laid to lawn garden to the rear with patio seating area perfect for garden furniture.

Detached Garage

Detached garage having manual up and over door, power and lighting.



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Friends Close, Thurcroft ROTHERHAM

- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUS ACCOMMODATION THROUGHOUT
- GARDENS AND DETACHED GARAGE
- NO UPWARD CHAIN
- Council Tax Band - D

Tenure: Freehold EPC Rating: B

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT106968 - 0006

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.

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