



Laughton Road, Thurcroft Rotherham S66 9LP

welcome to

Laughton Road, Thurcroft Rotherham

PUBLIC NOTICE Mortgagees in possession are now in receipt of an offer for the sum of £87,000 for 20 Laughton Road, Thurcroft, S66 9LP Anyone wishing to place an offer on the property should contact William H Brown, 20 Laughton Road, Dinnington, S25 2PS tel: 01909 568811 before exchange of contracts



Kitchen Diner

25' 9" x 9' 7" (7.85m x 2.92m)

Fitted kitchen in need of refurbishment.

Lounge

25' 9" MAX x 14' 1" MAX (7.85m MAX x 4.29m MAX)

Spiral staircase rising to first floor.

Bedroom One

14' 1" x 9' 6" (4.29m x 2.90m)

Bedroom Two

7' 7" x 13' 4" (2.31m x 4.06m)

Bedroom Three

9' 8" x 10' 2" (2.95m x 3.10m)

Bathroom

Corner bath and low flush WC.

Outside Space

Front and rear garden.



view this property online williamhbrown.co.uk/Property/DGT107017



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Laughton Road, Thurcroft Rotherham

- CASH BUYERS ONLY
- PERFECT FOR INVESTORS
- GREAT POTENTIAL
- IN NEED OF REFURBISHMENT
- COUNCIL TAX BAND - B

Tenure: Freehold EPC Rating: E

£50,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107017



Property Ref:
DGT107017 - 0005

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.



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