









welcome to

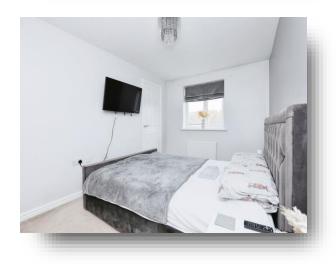
Moorhouse Drive, Thurcroft Rotherham

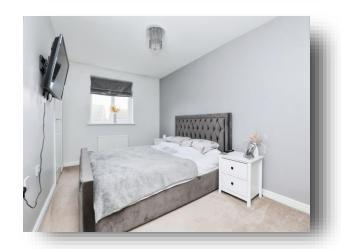
ARE YOU LOOKING TO GET ONTO THE PROPERTY LADDER?! Modern TWO bedroom END TERRACED property with OFF ROAD PARKING and enclosed REAR GARDEN. Newly fitted kitchen and bathroom!! Offered for sale with NO UPWARD CHAIN!! *** OFFERS OVER £150,000 ***













Entrance Hall

Front facing double glazed door leading into hallway having central heating radiator.

Cloakroom

Having downstairs WC and pedestal wash hand basin. Central heating radiator.

Lounge

15' x 12' MAX (4.57m x 3.66m MAX)

Open plan lounge with stairs rising to first floor accommodation. Rear facing double glazed French doors leading onto rear garden. Central heating radiator.

Kitchen

8' x 8' MAX (2.44m x 2.44m MAX)

Modern fitted kitchen with a range of grey shaker style units set above and below marble effect worktops incorporating sink and drainer. Appliances including electric oven and induction hob with cookerhood over, integrated fridge freezer and plumbing for washing machine. Front facing double glazed windows.

Stairs And Landing

Stairs rising to first floor accommodation.

Bedroom One

13' x 8' (3.96m x 2.44m)

Having walk in storage cupboard housing combo boiler. Rear facing double glazed window and central heating radiator.

Bedroom Two

11' x 6' (3.35m x 1.83m)

Front facing double glazed window and central heating radiator.

Bathroom

Modern bathroom comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Partial tiled walls and tiled flooring. Heated towel rail, extractor fan and spotlights to ceiling. Front facing double glazed window.

Outside Space

Open plan frontage with parking for one car. Enclosed garden to the rear having laid to lawn area and paved patio perfect for garden furniture.





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Moorhouse Drive, Thurcroft Rotherham

- NEWLY FITTED KITCHEN
- OFF ROAD PARKING
- MODERN THROUGHOUT
- NO UPWARD CHAIN
- *** OFFERS OVER £150,000 ***

Tenure: Freehold EPC Rating: B

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107269



Property Ref: DGT107269 - 0002 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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