

# Levett Court, Thurcroft Rotherham S66 9FR

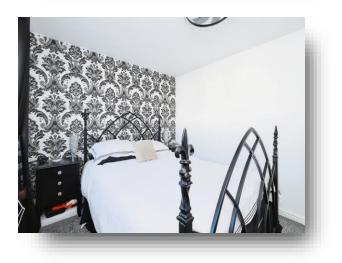


# welcome to

# Levett Court, Thurcroft Rotherham

READY TO STEP ONTO OR UP THE PROPERTY LADDER? This lovely THREE bedroom SEMI DETACHED house on a popular residential development in Thurcroft provides OFF ROAD PARKING and an ENCLOSED SIDE & REAR GARDEN. \*\*GUIDE PRICE £190,000 - £200,000\*\*

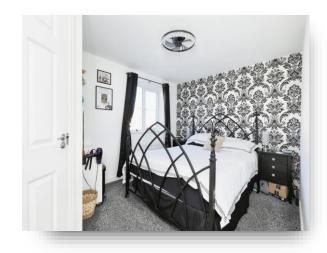












#### **Entrance Hall**

Laminate flooring, central heating radiator and front facing double glazed door.

#### Cloakroom

Vinyl flooring, low flush WC, wash hand basin, central heating radiator and front facing double glazed window.

### Lounge

14' 2" x 12' ( $4.32m \times 3.66m$ ) Wooden flooring, central heating radiator, storage cupboard, front facing double glazed window and side facing double glazed window.

# **Kitchen Diner**

8' 8" x 15' 3" ( 2.64m x 4.65m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer, electric oven, gas hob, space for fridge freezer and plumbing for washing machine. Wooden flooring, central heating radiator, cupboard housing combi boiler, rear facing double glazed window, side facing double glazed window and rear facing double glazed patio doors.

# **Stairs And Landing**

Stairs rising to first floor accommodation with carpet flooring, storage cupboard and access to the loft.

# **Bedroom One**

9' 4" x 12' Into recess ( 2.84m x 3.66m Into recess ) Carpet flooring, central heating radiator, storage cupboard and front facing double glazed window.

# En Suite

Three piece suite comprising low flush WC, wash hand basin and rainfall shower cubicle. Vinyl flooring, heated towel rail and front facing double glazed window.

# **Bedroom Two**

7' 7" x 9' 3" (  $2.31m \times 2.82m$  ) Carpet flooring, central heating radiator and rear facing double glazed window.

### **Bedroom Three**

7' 7" x 5' 9" (  $2.31m\ x\ 1.75m$  ) Carpet flooring, central heating radiator and rear facing double glazed window.

#### Bathroom

Three piece suite comprising low flush WC, wash hand basin and paneled bath with mixer over. Vinyl flooring, central heating radiator and side facing double glazed window.

# **Outside Space**

To the front of the property is a pebbled area, bushes in borders and off road parking. Wrap around garden to the side and rear of the property with decking area, lawned garden and pebbled areas.





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# Levett Court, Thurcroft Rotherham

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES & SCHOOLS
- \*\*GUIDE PRICE £190,000 £200,000\*\*

Tenure: Freehold EPC Rating: Awaited

guide price **£190,000** 





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postcode not the actual property



Property Ref: DGT106203 - 0004 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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