







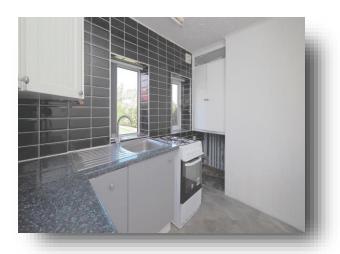


welcome to

Rowena Drive, Thurcroft Rotherham

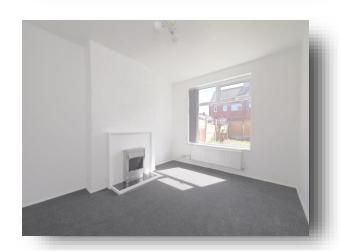
NOT TO BE MISSED.....NO UPWARD CHAIN. IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY. Three bedroom semi detached house offering spacious accomodation throughout and generous garden to the rear. ** REALISTICALLY PRICED AT £150,000 **













Entrance Hallway

Front door opens in to the hallway having radiator and stairs to first floor.

Downstairs Wc

Comprises WC, central heating radiator and double glazed window.

Kitchen

 $8' 9" \times 7' 5"$ excluding doorway ($2.67m \times 2.26m$ excluding doorway)

Featuring base and wall units with worktops incorporating a stainless steel sink and drainer. Space for gas cooker, two front facing double glazed windows and radiator. Cupboard houses the central heating boiler.

Lounge

13' into recess x 12' into recess (3.96m into recess x 3.66m into recess)

Being rear facing with double glazed window and radiator.

Dining Room

13' \times 10' 5" into recess (3.96m \times 3.17m into recess) Having double glazed window and radiator.

Landing

Having a circular single glazed window and a further double glazed window. Radiator.

Bedroom One

13' into door x 11' into recess (3.96m into door x 3.35m into recess)

Good sized bedroom with double glazed window to the rear elevation, radiator and storage cupboard.

Bedroom Two

13' 7" into doorway x 11' (4.14m into doorway x 3.35m) Second double bedroom with radiator and double glazed rear window.

Bedroom Three

 $8^{\prime}\,$ x $8^{\prime}\,$ (2.44 m x 2.44 m) Having two double glazed windows, radiator.

Bathroom

Three piece suite comprises panelled bath with shower attachment to taps. Low flush WC, hand wash basin, radiator and double glazed window.

Exterior

The property has a lawned garden to the front with hedging to sides. The rear garden is also laid to lawn with a raised decked area.





welcome to

Rowena Drive, Thurcroft Rotherham

- NO UPWARD CHAIN
- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- POPULAR RESIDENTIAL AREA OF THURCROFT
- GOOD AMENITIES NEARBY

Tenure: Freehold EPC Rating: D

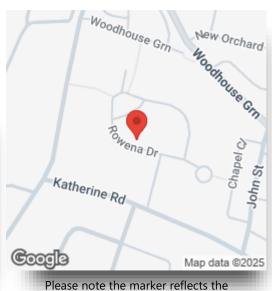
Council Tax Band: A

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107444



Property Ref: DGT107444 - 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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