



Marrian Avenue, Thurcroft Rotherham S66 9FG

welcome to

Marrian Avenue, Thurcroft Rotherham

LOOKING FOR A FAMILY HOME? This well presented four bedroom detached property is offered for sale with off road parking, garage and would make the ideal family home. Located on a popular estate in Thurcroft close to amenities, schools and transport links. ***PRICE - £260,000 - £270,000***



Entrance Hall

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

Cloakroom

Low flush WC, wash hand basin, central heating radiator, laminate flooring and side facing double glazed window.

Lounge

15' 9" x 11' (4.80m x 3.35m)

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

Kitchen Diner

10' 2" x 18' 4" (3.10m x 5.59m)

Fitted kitchen with a range of wall and base units incorporating breakfast bar, stainless steel sink and drainer, electric oven, gas hob, plumbing for dishwasher and space for fridge freezer. Laminate flooring, storage cupboard, central heating radiator, rear facing double glazed window and rear facing double glazed patio doors.

Utility Room

7' x 5' 3" (2.13m x 1.60m)

Plumbing for washing machine, central heating radiator, wall mounted combi boiler, laminate flooring and side facing double glazed composite door.

Stairs And Landing

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

Bedroom One

13' 5" x 14' 4" Into recess (4.09m x 4.37m 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 shower cubicle. Partial wall tiling, heated towel rail and side facing double glazed window.

Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Three

9' 7" x 9' 2" (2.92m x 2.79m)

Carpet flooring, central heating radiator and rear facing double glazed window.

Bedroom Four

9' 7" x 7' 4" (2.92m x 2.24m)

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 electric shower over. Vinyl flooring, heated towel rail and rear facing double glazed window.

Outside Space

To the front of the property is a driveway for two vehicles and a shared lawned garden with bushes in border. To the rear of the property is an artificial turfed lawn, patio seating areas, pebbled areas and decked seated area.

Garage

Garage with power, lighting and manual up & over door.



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welcome to

Marrian Avenue, Thurcroft Rotherham

- **OPEN HOUSE EVENT 11TH MAY 12PM TO 2PM**
- IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- CLOSE TO SCHOOLS & AMENITIES
- ***PRICE - £260,000 - £270,000***

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107474 - 0006

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william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)