



**Potters Lodge Sawn Moor Avenue, Thurgroft Rotherham S66
9DX**

welcome to

Potters Lodge Sawn Moor Avenue, Thurcroft Rotherham

Four bedroom end townhouse terraced property with accommodation set over three floors. Situated within the established residential area of Thurcroft and available to purchase with no upward chain.



Entrance Hallway

Having a double glazed door and radiator.

Lounge

16' x 8' 10" (4.88m x 2.69m)

With front facing double glazed window, central heating radiator.

Dining Kitchen

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

Featuring a range of cream fronted base and wall units with breakfast bar. Inset sink and drainer to worktops, space for fridge/freezer, built in double oven. central heating radiator, spotlights to ceiling. Rear double glazed window and door.

First Floor

Leading to two bedrooms and shower room.

Shower Room

Comprising low flush WC, shower enclosure, vanity hand wash basin, side facing double glazed window.

Bedroom

11' x 12' (3.35m x 3.66m)

With central heating radiator and double glazed window to the rear elevation.

Bedroom

11' maximum x 12' maximum (3.35m maximum x 3.66m maximum)

Front facing bedroom with double glazed window and radiator.

Upper Floor Rooms

Bedroom

11' 11" x 12' (3.63m x 3.66m)

With rear facing double glaze dormer window. Radiator.

Bedroom

11' x 12' maximum (3.35m x 3.66m maximum)

Front facing room with double glazed dormer window. Radiator.

Bathroom

Comprising shaped bath, vanity hand basin, low flush WC, partial tiling to the walls, and double glazed window.

Exterior

Parking to the front of the property whilst to the rear is a good sized enclosed lawned garden being fenced to sides. Paved patio seating area.

Attached Garage

Having power and lighting.



view this property online williamhbrown.co.uk/Property/DGT107490



welcome to

**Potters Lodge Sawn Moor Avenue,
Thurcroft Rotherham**

- FOUR BEDROOM END TOWNHOUSE
- ACCOMMODATION OVER THREE FLOORS
- CLOSE TO AMENITIES
- NO UPWARD CHAIN
-

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107490



Property Ref:
DGT107490 - 0007

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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



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



williamhbrown.co.uk