



West Street, Thurcroft Rotherham S66 9LJ

welcome to

West Street, Thurcroft Rotherham

Roll up, roll up FIRST TIME BUYER and look no further!! Modern THREE bedroom SEMI DETACHED property in the popular village of Thurcroft, Having OFF ROAD PARKING and enclosed REAR GARDEN. Call now to arrange a viewing!!



Entrance Hall

Front facing double glazed composite door leading into entrance hall having laminate flooring and central heating radiator.

Lounge

Having a continuation of the laminate flooring. Front and rear facing double glazed windows and two central heating radiators.

Kitchen

Modern fitted kitchen with a range of gloss wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Integrated appliances include fridge, microwave and electric oven. Gas hob with cookerhood over and plumbing for washing machine. Built in storage cupboard and cupboard housing combi boiler. Vinyl flooring, rear facing double glazed window and rear facing double glazed composite door leading to rear yard.

Stairs And Landing

Stairs rising to first floor accommodation having side facing double glazed window and access to loft space.

Bedroom One

Spacious master bedroom with built in storage cupboard. Front facing double glazed window and central heating radiator.

Bedroom Two

Rear facing double glazed window and central heating radiator.

Bedroom Three

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

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and shower enclosure with mains fed shower. Fully tiled wall and vinyl flooring, heated towel rail and rear facing double glazed window.

Outside Space

To the front of the property is a lawned garden with driveway leading to side of property. To the rear is a further lawned garden with patio seating area. Storage shed.



view this property online williamhbrown.co.uk/Property/DGT107767



welcome to

West Street, Thurcroft Rotherham

- Three bedroom semi detached
- EPC rating - C
- Off road parking
- Close to local amenities
- Close to schools

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107767



Property Ref:
DGT107767 - 0003

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