









welcome to

Howell Gardens, Thurnscoe Rotherham

LOVE YOUR HOWELL GARDENS! Words & photos truly doesn't do this stunning family home justice. Only by an internal inspection can this luxurious detached property be truly appreciated. Offering both elegance & tranquility. With spacious living areas & sleek finishes - CALL US NOW!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

19' 1" x 14' 7" into french doors (5.82m x 4.45m into french doors)

Kitchen/ Dining/ Family Room

11' 5" into recess x 36' 10" (3.48m into recess x 11.23m)

1st Floor:

First Floor Landing

Bedroom One

10' 8" x 14' 2" to fitted wardrobes (3.25m x 4.32m to fitted wardrobes)

En-Suite

Bedroom Two

 9° 10" x 9° 6" to wardrobe (3.00 m x 2.90 m to wardrobe)

Bedroom Three

10' 7" x 10' 8" (3.23m x 3.25m)

Bedroom Four

10' 2" x 6' 10" (3.10m x 2.08m)

Bathroom

Exterior:

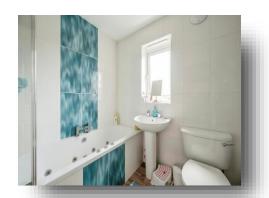
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Howell Gardens, Thurnscoe Rotherham

- Detached four bedroom family home. Council Tax Band D
- Sought after location delightful, modern style residential estate
- Absolutely stunning throughout the absolute WOW factor from top-bottom
- Downstairs W.C, en-suite, family bathroom
- Multi fuel fire & integral appliances to the kitchen/diner

Tenure: Freehold EPC Rating: Awaited

£350,000







Derry Grove

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117399



Property Ref: MXB117399 - 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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