



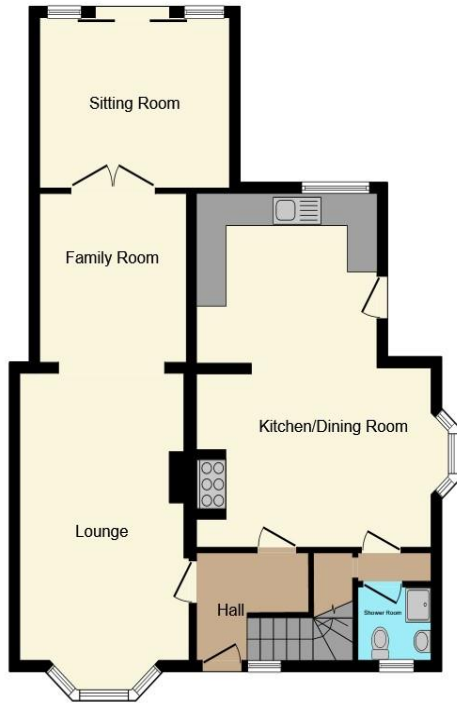
**Peartree Avenue, Thurnscoe Rotherham S63 0NR**

**welcome to**

**Peartree Avenue, Thurnscoe Rotherham**

PEAR-FECT FAMILY HOME! Welcome to your ideal family haven! This charming 4 bedroom semi-detached exudes warmth & comfort! Being beautifully presented throughout with ample space for families to thrive. This properties excellent layout caters to both relaxation & vibrant gatherings alike! CALL NOW!

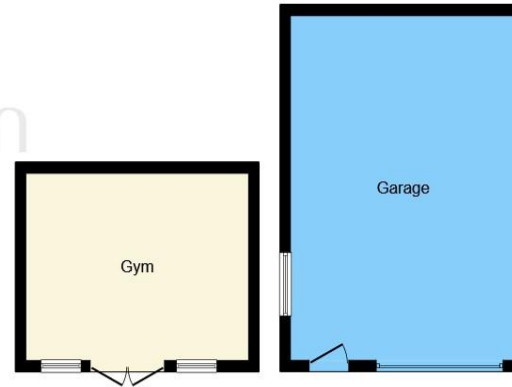




**Ground Floor**



**First Floor**



**Outbuilding**

**Ground Floor:**

**Entrance Hallway**

**Lounge**

10' 9" x 18' ( 3.28m x 5.49m )

**Family Room**

9' 6" x 10' 4" ( 2.90m x 3.15m )

**Sitting Room**

12' 5" x 10' 4" ( 3.78m x 3.15m )

**Kitchen/ Dining Room**

15' 7" x 21' 7" ( 4.75m x 6.58m )

**Utility**

**Shower Room**

**1st Floor:**

**First Floor Landing**

**Bedroom One**

31' x 10' 9" ( 9.45m x 3.28m )

**Bedroom Two**

10' 9" x 10' 4" ( 3.28m x 3.15m )

**Bedroom Three**

10' 9" x 10' 3" ( 3.28m x 3.12m )

**Bedroom Four**

11' 2" x 7' 4" ( 3.40m x 2.24m )

**Bathroom**

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](http://www.focalagent.com)

welcome to

## Peartree Avenue, Thurnscoe Rotherham

- Four bedroom semi detached home. Council Tax Band B
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented accommodation throughout - 4 double sized bedrooms
- Extremely spacious - lounge, family room, sitting room, kitchen/diner, utility & downstairs shower room
- Four spacious bedrooms, loft which if fully boarded with power & light, family bathroom

Tenure: Freehold EPC Rating: C

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB116347](https://www.williamhbrown.co.uk/Property/MXB116347)



Property Ref:  
MXB116347 - 0002

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