









welcome to

High Street, Thurnscoe ROTHERHAM

THE BAR IS SET HIGH AT HIGH STREET! Welcome to your perfect family home! An imposing, 4 bedroom detached that effortlessly combines elegance & comfort. This stunning property boasts spacious living areas & modern amenities, making it ideal for contemporary family living. 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

Lounge

21' 11" x 11' 10" into recess (6.68m x 3.61m into recess)

Conservatory

Kitchen/ Dining Room

9' 11" x 15' (3.02m x 4.57m)

1st Floor:

First Floor Landing

W.C

Bedroom One

21' 11" into door recess x 13' 8" into recess (6.68m into door recess x 4.17m into recess)

En-Suite

Bedroom Two

9' x 16' 1" into door (2.74m x 4.90m into door)

Bedroom Three

11' 10" x 9' 6" (3.61m x 2.90m)

Bedroom Four

9' 8" x 11' 11" (2.95m x 3.63m)

Bathroom

welcome to

High Street, Thurnscoe ROTHERHAM

- Four bedroom detached family home. Council Tax Band C
- Highly sought after location excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & spacious, larger than life accommodation
- En-suite, family bathroom & separate W.C all upstairs
- Conservatory, lounge, kitchen/dining room

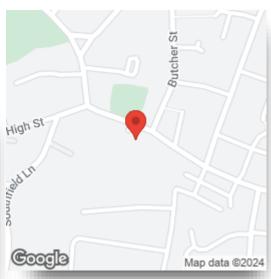
Tenure: Freehold EPC Rating: C

£330,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB116150



Property Ref: MXB116150 - 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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