



**Emerald Green Grove, Thurnscoe Rotherham S63 0FA**

**welcome to**

**Emerald Green Grove, Thurnscoe Rotherham**

EMERALD CITY! Sitting pretty on this sought after, modern style residential estate - this 2 bedroom semi-det boasts absolutely stunning accommodation throughout with a d/stairs W.C, drive, garage & delightful rear garden. Making an excellent purchase for first time buyers/young families -CALL NOW!



\*\*\*£160,000\*\*\*A FABULOUS FIRST OR FAMILY HOME! This property would be ideal purchase for a first time buyers, young families, investors or anyone looking to downside alike. Situated within close proximity to local amenities, schools and transport links & boasting 2 generous sized bedrooms both with fitted wardrobes, a downstairs W.C, as well as a lovely & modern style family shower room! With spacious living areas throughout, a fabulous kitchen/diner and also benefiting from a driveway & garage, both of which provide ample off street vehicle parking space - this stunning home truly must be viewed to appreciate! CALL US NOW TO VIEW!

### **Ground Floor:**

#### **Entrance Hallway**

#### **Kitchen/Diner**

11' 10" x 9' 9" ( 3.61m x 2.97m )

#### **Lounge**

12' 11" x 9' 7" ( 3.94m x 2.92m )

#### **Downstairs W.C**

### **1st Floor:**

#### **Landing**

#### **Bedroom One**

11' 1" x 8' 8" ( 3.38m x 2.64m )

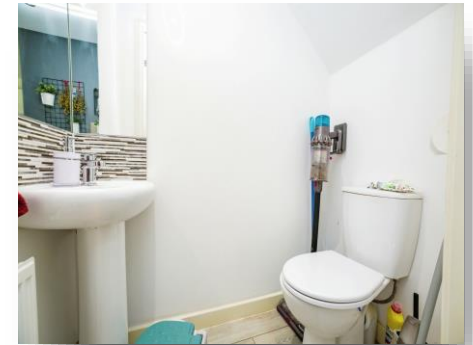
#### **Bedroom Two**

12' 11" x 7' 3" ( 3.94m x 2.21m )

#### **Shower Room**

#### **Exterior:**

#### **Garage**



***view this property online*** [williamhbrown.co.uk/Property/MXB117236](http://williamhbrown.co.uk/Property/MXB117236)



welcome to

## **Emerald Green Grove, Thurnscoe Rotherham**

- Modern style 2 bedroom semi detached
- Generous sized corner plot on this sought after, residential estate
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & stylish throughout
- Downstairs W.C

Tenure: Freehold EPC Rating: B

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB117236](https://www.williamhbrown.co.uk/Property/MXB117236)



Property Ref:  
MXB117236 - 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.

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**



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**