



**Walbert Avenue, Thurnscoe Rotherham S63 0TN**

**welcome to**

**Walbert Avenue, Thurnscoe Rotherham**

YOU'RE MY WONDER WALL(bert). Situated in this sought after area, this traditional 3 bedroom semi-det offers neutrally presented presented accommodation ready to make your own, along with a drive & a generous sized garden. Making a perfect choice for families / first time buyers alike - NO CHAIN!



## Modern Style 3-Bedroom Semi-Detached Home in Walbert

This traditional style 3 bedroom semi-detached home is the perfect choice for those seeking style and convenience. With a driveway to the front and a generously sized rear garden, this property offers both practicality and charm.

### Property Highlights:-

\*Modern Style Interiors: Tastefully updated throughout, offering a sleek and contemporary feel - ready for your own final touches & finishing's.

\*Spacious Living: Three well-proportioned bedrooms, a spacious living area, a dining room and a stylish kitchen/diner.

\*Outdoor Space: A large rear garden, ideal for outdoor entertaining or simply relaxing.

\*Convenience: Excellent location with access to local amenities, schools, shops, and transport links.

This home offers the perfect combination of modern style living and fantastic location. Don't miss out-schedule your viewing today! CALL NOW!



**view this property online** [williamhbrown.co.uk/Property/MXB117155](http://williamhbrown.co.uk/Property/MXB117155)



### Agents Note

#### Ground Floor:

#### Entrance Hall

#### Lounge

13' 7" x 10' 4" ( 4.14m x 3.15m )

#### Dining Room

12' 2" x 10' 4" ( 3.71m x 3.15m )

#### Kitchen

16' 10" x 6' 3" ( 5.13m x 1.91m )

#### 1st Floor:

#### Landing

#### Bedroom One

14' 1" x 10' 4" ( 4.29m x 3.15m )

#### Bedroom Two

12' 3" x 10' 4" ( 3.73m x 3.15m )

#### Bedroom Three

6' 5" x 9' ( 1.96m x 2.74m )

#### Bathroom

#### Exterior:



welcome to

## Walbert Avenue, Thurnscoe Rotherham

- Three bedroom semi-detached. EPC D. Council Tax B
- Sought after part of Thurnscoe - excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation - ready for your own final touches
- Spacious - 2 reception rooms & kitchen
- Driveway providing off street parking

Tenure: Freehold EPC Rating: E

offers in the region of

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB117155](http://williamhbrown.co.uk/Property/MXB117155)



Property Ref:  
MXB117155 - 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](http://williamhbrown.co.uk)