



Howell Gardens, Thurnscoe Rotherham S63 0UB

welcome to

Howell Gardens, Thurnscoe Rotherham

HOW'ELL YOU RESIST? This home is the definition of a perfect family residence. The care and attention poured into every detail by the current owners is evident throughout. From the expansive living spaces to the breathtaking garden, it's clear this is a home made with love. CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

19' 2" x 13' 9" (5.84m x 4.19m)

Dining Room

10' 4" x 11' 6" (3.15m x 3.51m)

Kitchen

11' 2" x 5' 5" (3.40m x 1.65m)

Utility Room

7' 2" x 5' 5" (2.18m x 1.65m)

Conservatory

11' x 15' 2" (3.35m x 4.62m)

1st Floor:

Landing

Bedroom One

16' 10 x 7' (4.88m 10 x 2.13m)

En-Suite

Bedroom Two

11' 3" x 11' 6" (3.43m x 3.51m)

Bedroom Three

10' 4" x 10' 6" (3.15m x 3.20m)

Bedroom Four

10' 3" x 6' 9" (3.12m x 2.06m)

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

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Howell Gardens, Thurnscoe Rotherham

- GUIDE PRICE ****£325,000 - £340,000*****
- 4 bedroom detached home on enviable plot. EPC C. Council Tax D
- Absolutely stunning throughout. Excellently placed for local amenities, schools, shops & transport links
- Larger than life accommodation - lounge, dining room, conservatory, kitchen, utility
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C

£325,000 - £340,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117604



Property Ref:
MXB117604 - 0004

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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