



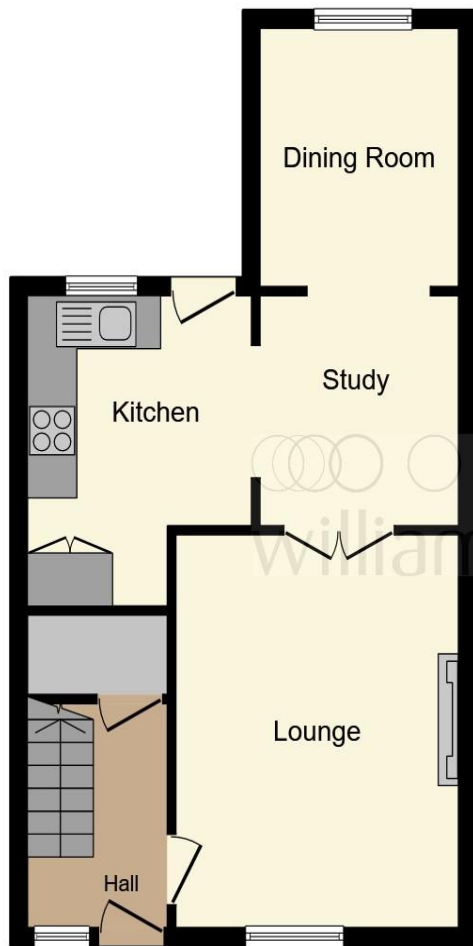
Clayton Avenue, Thurnscoe ROTHERHAM S63 0RY

welcome to

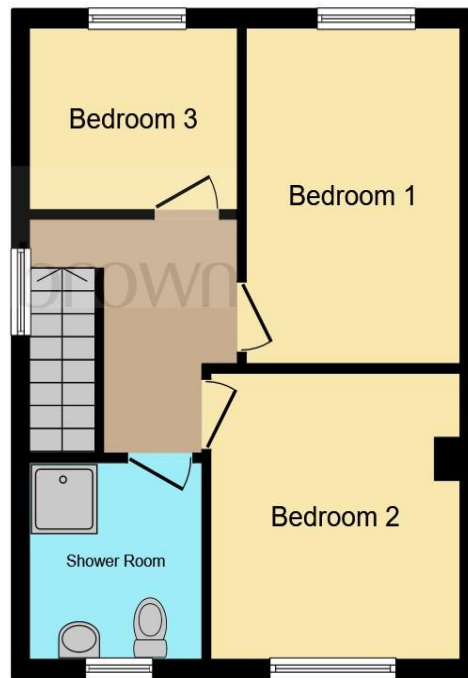
Clayton Avenue, Thurnscoe ROTHERHAM

MOULD THIS TO YOUR DREAM HOME! Opportunity is set in stone! This extended 3-bedroom semi-det home offers spacious living in a sought-after area, right on the edge of the village. With no chain, a drive & lovely gardens - this is the perfect chance to put your own stamp on a fantastic family home.





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Lounge

11' 3" into recess x 14' 8" (3.43m into recess x 4.47m)

Study/Sitting Room

8' 6" x 7' 11" (2.59m x 2.41m)

Dining Room

8' x 9' 6" (2.44m x 2.90m)

Kitchen

11' 9" into recess x 8' 5" (3.58m into recess x 2.57m)

1st Floor:

Landing

Bedroom One

8' 6" x 12' 6" (2.59m x 3.81m)

Bedroom Two

10' 6" into recess x 10' 2" (3.20m into recess x 3.10m)

Bedroom Three

6' 9" x 8' 7" (2.06m x 2.62m)

Shower Room

Exterior:

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

welcome to

Clayton Avenue, Thurnscoe ROTHERHAM

- 3 bedroom semi detached family home. EPC C. Council Tax Band A
- Sought after street on the outskirts of Thurnscoe, well placed for local amenities, schools, shops & transport links
- Spacious accommodation - Ideal for someone to get their own stamp on
- Lounge, kitchen, diner, sitting room
- Driveway

Tenure: Freehold EPC Rating: C

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118342



Property Ref:
MXB118342 - 0003

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



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



williamhbrown.co.uk