



Shepherd Lane, Thurnscoe Rotherham S63 0JS

welcome to

Shepherd Lane, Thurnscoe Rotherham

SHEPHERDS DELIGHT! A deceptively spacious & well presented 2-bed semi (formerly 3), well placed for schools, shops & transport. Features lounge, dining room, kitchen, utility, conservatory, downstairs bathroom & upstairs W.C. Driveway & charming rear garden. **MUST BE VIEWED - CALL NOW!**





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Lounge

11' 11" x 14' into recess (3.63m x 4.27m into recess)

Dining Room

10' 1" x 10' 9" (3.07m x 3.28m)

Kitchen

12' 11" x 9' 5" (3.94m x 2.87m)

Utility Room

10' 9" x 5' 6" (3.28m x 1.68m)

Space / Room Off Dining Room

Downstairs Bathroom

Conservatory

11' 4" x 14' 1" (3.45m x 4.29m)

1st Floor:

Landing

Bedroom One

10' 11" x 10' 3" (3.33m x 3.12m)

Bedroom Two

10' 11" into door x 11' 10" (3.33m into door x 3.61m)

Upstairs W.C

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

Shepherd Lane, Thurnscoe Rotherham

- 2 bedroom semi-detached (was formless 3). Council Tax A. EPC D
- Excellently placed for local amenities, schools, shops & transport links
- Deceptively spacious- lounge, dining room, kitchen, utility & conservatory & office / storage room
- Well presented accommodation
- Downstairs bathroom & upstairs W.C (which was formerly bedroom 3)

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119074



Property Ref:
MXB119074 - 0005

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