



Derry Grove, Thurnscoe ROTHERHAM S63 0TP

welcome to

Derry Grove, Thurnscoe ROTHERHAM

SLAINTE TO NEW BEGINNINGS! Immaculately presented 4-bed family home offering spacious living, contemporary kitchen & bathroom, conservatory, rear garden with patio, plus ample off-road parking. Ready to move straight in - an internal viewing a must - CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Lounge

12' 7" x 13' 2" into recess (3.84m x 4.01m into recess)

Kitchen/ Dining Room

10' 1" x 18' 6" (3.07m x 5.64m)

Conservatory

9' 7" x 11' 4" (2.92m x 3.45m)

1st Floor:

Landing

Bedroom One

11' 9" into recess x 12' 7" into door (3.58m into recess x 3.84m into door)

Bedroom Two

12' 1" into recess x 12' 8" (3.68m into recess x 3.86m)

Bedroom Three

10' 9" x 7' (3.28m x 2.13m)

Bedroom Four

9' x 7' 9" (2.74m x 2.36m)

Bathroom

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

Derry Grove, Thurnscoe ROTHERHAM

- 4 bedroom town house. Council Tax A. EPC D
- Excellently placed for local amenities, schools, shops & transport
- Beautifully presented throughout
- Deceptively spacious throughout - lounge, dining/kitchen & conservatory
- Driveway providing off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140.000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118986



Property Ref:
MXB118986 - 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.

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