



Bluebell Way, Thurnscoe Rotherham S63 0FQ

welcome to

Bluebell Way, Thurnscoe Rotherham

BLOSSOM HERE! Bluebell Way – a beautifully presented 3-bed semi-det family home set over 3 floors. Contemporary style, prime residential estate, close proximity to schools & amenities. With an en-suite, delightful garden & drive - it offers space, comfort & modern living in a sought-after location!

Ground Floor: Entrance Hallway

A warm & welcoming entrance hallway which comprises of a central heating radiator and an entrance door to the front. .

Downstairs W.C

Fitted with a W.C, a wash basin and a central heating radiator. Also having a UPVC double glazed window to the front.

Lounge

14' 8" x 12' 6" (4.47m x 3.81m)

A lovely aspect living and family space which comprises of a central heating radiator and UPVC double glazed french doors leading to the rear. The room also has a useful storage cupboard.

Kitchen

13' 5" x 12' 6" (4.09m x 3.81m)

A delightful & modern style kitchen space which is presented with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the appliances such as the electric oven and gas hob with the cooker hood above. Also having an integrated dishwasher, washer & fridge/freezer, a central heating radiator, a wall mounted boiler and a UPVC double glazed window to the front.

1st Floor: Landing

Presented with a useful storage cupboard & also having stairs leading to the 2nd floor.

Bedroom Two

8' 9" x 14' 9" (2.67m x 4.50m)

A rear facing bedroom which comprises of a central heating radiator and a UPVC double glazed window

to the rear.

Bedroom Three

9' 5" x 8' (2.87m x 2.44m)

A lovely bedroom, which has a central heating radiator and a UPVC double glazed window to the front.

Bathroom

A stylish suite, which comprises of a bath with a shower over, a W.C & a hand wash basin. There is also a central heating radiator and a UPVC double glazed window to the side.

2nd Floor: Bedroom One

17' 8" x 14' 8" (5.38m x 4.47m)

A lovely bedroom, which has a central heating radiator, fitted wardrobes and a UPVC double glazed window to the front. A separate door leads through to the en-suite.

En-Suite

A stylish suite which is fitted with a shower cubicle, a W.C & hand wash basin, a central heating radiator and a UPVC double glazed window to the rear.

Exterior:

To the front of the property is a good sized driveway, perfect for off street vehicle parking space. A side gate gives access to the rear garden.

To the rear is a low maintenance garden, which benefits from an artificial lawn & an indian stone paved patio/seating area. A lovely outside space for guest & family entertainment!

welcome to
Bluebell Way,
Thurnscoe Rotherham

- ****Internal Images coming soon****
- 3 bedroom semi-detached family home set over 3 floors. EPC B. Council Tax C
- Highly sought after residential estate
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & contemporary throughout

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£230,000

view this property online williamhbrown.co.uk/Property/MXB119479



Property Ref:
MXB119479 - 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



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



williamhbrown.co.uk