



Thorpe Street, Thorpe Hesley Rotherham S61 2RP

welcome to
Thorpe Street, Thorpe Hesley Rotherham



Entrance Hall

Having a front facing double glazed door, a side facing double glazed window and two radiators. Also having a door leading to the vaulted cellar.

Lounge / Dining Room

31' 5" x 12' 3" (9.58m x 3.73m)

Having a front facing double glazed window, a radiator a feature gas log burner.

The Dining area has a side facing double glazed window, rear facing French doors into the Conservatory and a radiator.

Kitchen

11' 5" x 13' 2" (3.48m x 4.01m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan, the dishwasher and the washing machine along with worktops housing the sink & drainer. There is also space for an American style fridge/freezer. Having rear facing French doors and a radiator.

Conservatory

10' 4" x 11' 8" (3.15m x 3.56m)

Having side facing French doors to the garden, surrounding double glazed windows and a radiator.

Landing

Having a front facing double glazed window, a radiator and stairs to the attic room.

Bedroom One

10' 8" x 12' 3" (3.25m x 3.73m)

Having a rear facing double glazed window and two radiators.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side facing double glazed window and a heated towel rail.

Bedroom Two

12' x 12' 10" (3.66m x 3.91m)

Having a rear facing double glazed window and a

radiator.

Bedroom Three

11' 8" x 6' 11" (3.56m x 2.11m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a heated towel rail and an extractor fan.

Attic Space

24' 9" x 12' 11" into eaves (7.54m x 3.94m into eaves)

Being at a sloped head height having two rear facing velux windows and two radiators.

Outside

To the front/side of the property is a drive and a garage providing off road parking.

To the rear of the property is an enclosed lawned garden with a patio area and a shed.



view this property online williamhbrown.co.uk/Property/RTF115523



welcome to

Thorpe Street, Thorpe Hesley Rotherham

- Beautiful three bed detached property with additional attic room
- Spacious accommodation throughout
- Ideal family purchase
- Located in a popular location
- Off road parking - EV charging point in large garage

Tenure: Freehold EPC Rating: E

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF115523](https://www.williamhbrown.co.uk/Property/RTF115523)



Property Ref:
RTF115523 - 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 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)