









welcome to

East Vale Drive, Thrybergh Rotherham

£110,000-£120,000 - IS THIS THE ONE? - Offered to market is this three bedroom semi detached boasting spacious accommodation throughout. Making the ideal family purchase & being well placed to local amenities & transport links...CALL TO VIEW!!!













Entrance Hall

Having a side facing double glazed door, a radiator and a built in storage cupboard.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having a side facing double glazed window.

Lounge

11' 1" \times 14' 2" into breast recess ($3.38m \times 4.32m$ into breast recess)

Having a front facing double glazed window, a radiator and an electric fire.

Dining Room

 10° 2" x 10° 8" into breast recess (3.10 m x 3.25 m into breast recess)

Having a rear facing double glazed window and a radiator.

Kitchen

11' x 7' 5" (3.35m x 2.26m)

Fitted with wall and base units with worktops housing the sink & drainer. Having a front facing double glazed window and a radiator.

Landing

Having a rear facing double glazed window.

Bedroom One

11' 1" \times 14' 3" into breast recess ($3.38m \times 4.34m$ into breast recess)

Having a front facing double glazed window and a radiator.

Bedroom Two

10' 9" into breast recess x 9' 10" (3.28m into breast recess x 3.00m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

11' 1" into recess x 7' 4" (3.38m into recess x 2.24m) Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC. Having a side facing double glazed window & a built in storage cupboard.

Outside

To the front & rear is a lawned garden.





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East Vale Drive, Thrybergh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Well placed to local amenities & transport links
- Front & rear gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

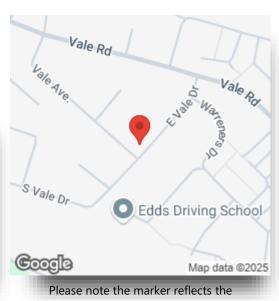
guide price

£110,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116220



Property Ref: RTF116220 - 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.





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