



**Sough Hall Avenue, Thorpe Hesley Rotherham S61 2QG**

**welcome to**

**Sough Hall Avenue, Thorpe Hesley Rotherham**

£240,000-£250,000 - A NEW HORIZON A NEW HOME - This absolutely stunning three bedroom Town House is offered to market boasting beautifully presented accommodation throughout & gardens overlooking field views...CALL TO ARRANGE YOUR VIEWING NOW!!!



### **Entrance Hall**

Having a front facing double glazed window & door, a radiator & built in storage cupboards.

### **Lounge**

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

### **Kitchen / Dining Room**

Fitted with a range of wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer & washing machine with worktops housing the sink & drainer. Having side facing double glazed French doors leading onto the deck, two rear facing double glazed windows & a door along with a radiator.

### **Landing**

Having a built in storage cupboard housing the boiler & provides access to the boarded out loft with lighting via hatch.

### **Bedroom One**

Having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

### **Bedroom Two**

Having a front facing double glazed window & a radiator.

### **Bedroom Three**

Having a front facing double glazed window & a radiator.

### **Bathroom**

Fitted with a free standing bath with a handheld shower, a hand wash basin & a WC. Having a rear facing double glazed window, a heated towel rail & spotlights to the ceiling.

### **Outside**

To the front of the property is a lawned garden with a decked area.

To the side & rear of the property is a private enclosed lawned garden with mature trees & shrubs, a deck overlooking beautiful field views & a shed providing outdoor storage.

Also benefiting from a garage providing off road parking.



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welcome to

## Sough Hall Avenue, Thorpe Hesley Rotherham

- Stunning three bedroom Townhouse
- Sought after Thorpe Hesley location
- Beautiful gardens overlooking field views
- Ideal purchase for the family buyer/FTB
- Well placed to amenities/transport links/schools

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF117155 - 0002

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