





School Road,Thurcroft Rotherham S66 9DH

william h brown

welcome to

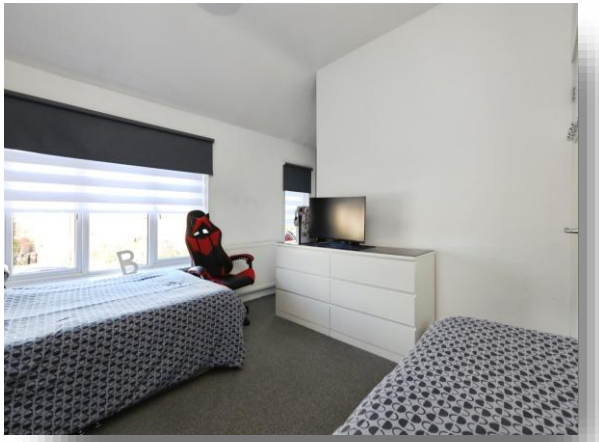
School Road, Thurcroft Rotherham

SPECTACULAR THREE BEDROOM SEMI DETACHED property with OFF ROAD PARKING and ENCLOSED REAR GARDEN. Close to local amenities, schools and transport links. ***PRICE - £230,000***













Lounge
Front and rear facing double glazed windows, central heating radiator.

Dining Room
Front facing double glazed window, central heating radiator and central heating radiator.

Kitchen
Fitted with a range of wall and base units with electric hob, built in oven and extractor fan. Stainless steel sink and drainer unit, splashback tiling. Space for a fridge freezer, plumbing for a washing machine and space for a tumble dryer. Rear facing double glazed window and side facing double glazed window and entrance door.

First Floor Landing
Landing space offering access to bedrooms and bathroom, central heating radiator.

Bedroom One
Double bedroom with front facing double glazed window and central heating radiator.

Bedroom Two
Double bedroom with front facing double glazed window and central heating radiator.

Bedroom Three
Bedroom offers rear facing doubled glazed window and central heating radiator.

Bathroom
Bathroom offering bath with shower over, wash hand basin and vinyl flooring.

External
The front of the property offers a driveway which is fenced and enclosed and gives access to the side of the property which offers ample parking and garage. The rear of the property offers an enclosed large lawned garden.

Agent Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

School Road, Thurcroft Rotherham

- IDEAL FOR FIRST TIME BUYERS
- LOUNGE, DINING ROOM, KITCHEN & CLOAKROOM
- THREE BEDROOMS, BATHROOM
- ENCLOSED GARDENS & OFF STREET PARKING
- PRICE £230,000

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in the region of

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108213

The Property Ombudsman

Property Ref:
DGT108213 - 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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