





Locksley Drive,Thurcroft Rotherham S66 9NU

william h brown

welcome to

Locksley Drive, Thurcroft Rotherham

THREE BEDROOM SEMI DETACHED property with OFF ROAD PARKING, DETACHED GARAGE and ENCLOSED REAR GARDEN. Close to local amenities, schools and transport links. ***PRICE - £180,000***













Entrance Hall
Laminate flooring, central heating radiator and side facing double glazed UPVC door.

Lounge
Carpet flooring, central heating radiator and front facing double glazed bay window.

Dining Room
Vinyl flooring, central heating radiator and front facing double glazed window.

Kitchen
Fitted units incorporating sink and drainer, electric oven, gas hob and plumbing for dishwasher. Tiled flooring, storage cupboard and rear facing double glazed window.

Utility Room
Vinyl flooring, space for fridge freezer, plumbing for washing machine and central heating radiator. Side facing double glazed window, two side facing double glazed composite doors and rear facing double glazed door to conservatory.

Conservatory
UPVC conservatory with laminate flooring and rear facing double glazed patio doors.

Stairs And Landing
Stairs rising to first floor accommodation with carpet flooring, central heating radiator, cupboard housing combi boiler, access to the loft and rear facing double glazed window.

Bedroom One
Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Two
Carpet flooring, central heating radiator, storage cupboard and front facing double glazed window.

Bedroom Three
Carpet flooring, central heating radiator and rear facing double glazed window.

Bathroom
Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Vinyl flooring, full wall tiling, heated towel rail and rear facing double glazed window.

Outside Space
To the front of the property is a driveway and a lawned garden. To the rear is a decked seating area, patio seating area, lawned garden and storage shed.

Garage
Detached garage with power, lighting and manual up & over door

Agents Notes
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.

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- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- DETACHED GARAGE
- ***PRICE - £180,000***

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

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108093

The Property Ombudsman

Property Ref:
DGT108093 - 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.

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