





Pagnell Avenue,Thurnscoe Rotherham S63 0RF

william
h brown

welcome to

Pagnell Avenue, Thurnscoe Rotherham

FAMILY FORTUNES! Extended 4-bed town house in popular location. Spacious kitchen/diner, generous lounge and a flexible family layout. Boasting an enclosed garden, garage & driveway. Close proximity to schools, shops & transport links. Ideal family home – CALL NOW!













Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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."

Kitchen
A modern style kitchen fitted with a range of wall and base units, incorporating an integrated electric oven, gas hob and cooker hood, along with plumbing for a washing machine. Having a front-facing window, a side access door and a central heating radiator.

Lounge
A cosy and inviting lounge, perfect for relaxing and entertaining, featuring sliding doors opening to the rear garden and a central heating radiator.

Landing
Providing access to the loft space and to all first-floor accommodation.

Bedroom One
A generously sized principal bedroom, featuring a rear-facing window that provides plenty of natural light, along with a central heating radiator.

Bedroom Two
A well-proportioned second bedroom, boasting a rear-facing window and a central heating radiator.

Bedroom Three
A versatile third bedroom featuring a front-facing window, a central heating radiator and a useful built-in storage cupboard, making it ideal as a bedroom, nursery or home office.

Bedroom Four
A well-sized fourth bedroom featuring a front-facing window and a central heating radiator, offering flexible accommodation to suit a variety of needs.

Bathroom
A modern-style bathroom fitted with a bath, hand wash basin and WC. Having a front-facing window and a heated towel rail.

Exterior
To the front of the property is a driveway providing off-road parking, while to the rear is a well-presented garden laid to lawn with a patio area, creating an ideal space for outdoor relaxation and entertaining.

Garage
A useful garage fitted with an up-and-over door, benefiting from power and lighting, providing excellent storage space or secure off-road parking.

welcome to

Pagnell Avenue, Thurnscoe Rotherham

- Extended four bedroom town house. Council Tax A. EPC tbc
- Excellently placed for amenities, schools, shops & transport links
- Well presented & spacious throughout
- Driveway & garage providing off street parking
- Garden to the rear

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

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119575

The Property Ombudsman

Property Ref:
MXB119575 - 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

01709 583267

mexborough@williamhbrown.co.uk

4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.