





Sycamore Drive,Thurcroft Rotherham S66 9EP

william h brown

welcome to

Sycamore Drive, Thurcroft Rotherham

THREE bedroom detached family home in the popular residential village of Thurcroft benefiting from OFF ROAD PARKING, private REAR GARDEN and GARAGE. ***PRICE - £260,000***













Entrance Hall
Carpet flooring, central heating radiator and front facing double glazed entrance door.

Cloakroom
Carpet flooring, low flush WC, wash hand basin, central heating radiator and side facing double glazed window.

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

Dining Room
Carpet flooring, central heating radiator and rear facing double glazed patio doors.

Kitchen
Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer, electric oven, gas hob, plumbing for washing machine and space for fridge freezer. Laminate flooring, central heating radiator, rear facing double glazed window and rear facing double glazed UPVC door.

Stairs And Landing
Stairs rising to first floor accommodation with carpet flooring, central heating radiator and access to the loft.

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

En Suite
Three piece suite comprising low flush WC, vanity wash hand basin and shower cubicle. Carpet flooring, central heating radiator, cupboard housing water tank and front facing double glazed window.

Bedroom Two
Carpet flooring, central heating radiator and rear 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, wash hand basin and paneled bath with shower over.

Outside Space
To the front of the property is a driveway for several vehicles and a lawned garden. To the rear of the property is a patio seating area and a private lawned garden.

Garage
There is also a garage to the property with power & lighting.

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.

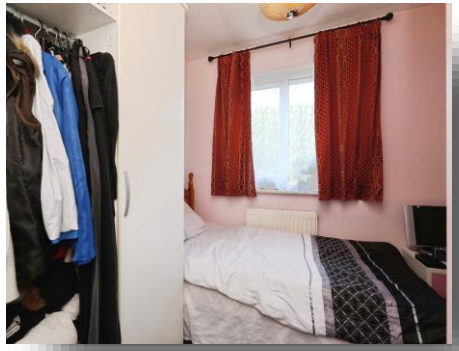
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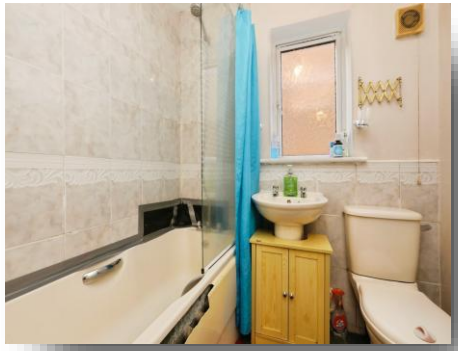
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- THREE BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING
- GARAGE
- EN SUITE TO MASTER BEDROOM
- ***PRICE - £260,000***

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

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108136

The Property Ombudsman

Property Ref:
DGT108136 - 0002

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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