





Hazel Grove,Thurnscoe Rotherham S63 0FL

william h brown

welcome to

Hazel Grove, Thurnscoe Rotherham

A HOME THAT'S EASY ON THE EYE! Beautifully presented throughout, this stylish 3 bedroom semi-detached home occupies a sought-after residential estate, well placed for schools, shops, amenities & transport links. Boasting a driveway, en-suite & gorgeous rear garden. 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."

Entrance Hall
A welcoming entrance hall accessed via a front-facing door, featuring a central heating radiator, useful built-in storage and stairs rising to the first floor.

Downstairs W.C.
Fitted with a hand wash basin and W.C., complemented by a front-facing window and a central heating radiator.

Lounge
A comfortable and cosy reception room featuring a charming log burner, a central heating radiator and patio doors opening onto the rear garden, creating an ideal space for relaxing and entertaining.

Kitchen
Fitted with a range of wall and base units offering ample storage, incorporating a sink and drainer, integrated electric hob, oven and cooker hood, microwave, fridge/freezer and dishwasher. A front-facing window provides natural light to this well-equipped kitchen space.

Landing
Providing access to the loft space, this well-presented landing benefits from a central heating radiator and a useful built-in storage cupboard.

Bedroom One
A generously sized principal bedroom featuring a rear-facing window, a central heating radiator and fitted wardrobes, providing excellent built-in storage.

En Suite
Fitted with a shower enclosure, hand wash basin and W.C., with a side-facing window providing natural light and a central heating radiator.

Bedroom Two
A well-proportioned second bedroom featuring a front-facing window and a central heating radiator.

Bedroom Three
A well-proportioned bedroom featuring a rear-facing window and a central heating radiator.

Bathroom
The main family bathroom is fitted with a bath, hand wash basin and W.C., complemented by a front-facing window and a central heating radiator.

Exterior
To the front, a driveway provides convenient off-road parking. The rear boasts a beautifully presented lawned garden, complemented by an attractive Indian stone patio, creating an ideal space for outdoor dining and relaxation.

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- 3 bedroom semi-detached family home. EPC B. Council Tax C
- Beautifully presented throughout - Freestanding Clock Multifuel Log Burner
- Well placed for access to local amenities, schools & transport links
- En-suite, contemporary family bathroom & ground floor WC
- Driveway providing off-street parking

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









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119341

The Property Ombudsman

Property Ref:
MXB119341 - 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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