

Thompson Close

Rawmarsh, Rotherham S62 7LY

- THREE BEDROOMS
- uPVC DOUBLE GLAZED
- DETACHED GARAGE
- EPC RATING C
- END TOWN HOUSE
- LOUNGE/DINER
- COMBINATION BOILER

Offers In The Region Of £135,000 Freehold













Situated on Thompson Close, Rawmarsh, Rotherham, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The end terrace design not only enhances privacy but also allows for potential outdoor space, perfect for enjoying the fresh air or gardening enthusiasts. Located in a friendly neighbourhood, residents will appreciate the close-knit community feel while still being within easy reach of local amenities and transport links.

This property is a wonderful canvas for those looking to make their mark, with the potential to personalise and modernise to suit individual tastes. Whether you are seeking a family home or a solid investment, this house on Thompson Close is certainly worth considering.

GROUND FLOOR ACCOMMODATION
uPVC double glazed and panelled doorway opens into:

STORM PORCH
uPVC double glazed windows to three elevations. Laminate wood effect flooring. uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY
Stairs to first floor landing. Double panelled central heating radiator. Understairs storage. Storage cupboard off.

WC
Suite in white comprising of low flush WC, hand wash basin with storage beneath. Laminate wood effect flooring. Fully tiled to all walls. uPVC cladding to ceiling.

LOUNGE/DINER
19'8" * 10'10"
uPVC double glazed window to rear elevation. Double panelled central heating radiator. Alluminium double glazed patio doors to rear garden. TV aerial socket. Two wall light points.

KITCHEN
14'6" * 12'7"
uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for range cooker with chimney type extractor over. Space and plumbing for an automatic washing machine. Space for fridge/freezer and further appliance. One and a half bowl single drainer sink unit with mixer tap. Cladding to splash back areas and ceramic tiles to floor.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs from entrance hallway.

BEDROOM ONE
10'11" * 10'5"
uPVC double glazed window to rear elevation. Range of built in wardrobes to three walls. Single panelled central heating radiator.

BEDROOM TWO
10'8" * 9'7"
uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off.

BEDROOM THREE
11'0" * 6'8"
uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off.

BATHROOM
6'6" * 5'11"
uPVC double glazed window to front elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to all walls, Double panelled central heating radiator. LED downlights and Cladding to ceiling.

GARAGE
15'10" * 9'3"
Concrete section with up and over door. Light and power supplied. Driveway to front.

OUTSIDE AND GARDENS
To the front of the property is a grass area with path to front door. To the rear is a fence low maintenance garden with paving and patio area.

VIEWINGS
By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION
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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE
Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER
Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND
The property broadband speed is unknown at this time.



Local Authority Rotherham MBC
Council Tax Band A
EPC Rating C





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.