



Roman Street, Thurnscoe Rotherham S63 0HF

welcome to

Roman Street, Thurnscoe Rotherham

ALL ROADS LEAD TO HOME! A spacious 4 bedroom semi with kitchen/diner, living room, utility & WC. Boasting a generous, delightful rear garden, parking to the rear & gated hardstanding to the front. A fantastic family home with plenty to offer! CALL NOW TO VIEW!



Agents Note

Please note the vendor has advised that parking is available to the rear of the property. Prospective purchasers are advised to satisfy themselves as to the availability, location and suitability of any parking arrangements.

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."

Lounge

A well presented and spacious reception room, enjoying natural light from a front facing double glazed window and rear facing double glazed patio doors. The room also benefits from a central heating radiator with a feature electric pebbled fire, wall lighting and provides an ideal space for both relaxing and entertaining.

Kitchen

The heart of the home, this well-appointed kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. Integrated appliances include an electric hob, oven with cooker hood, and a fridge/freezer. A front facing double glazed window provides natural light, while a central heating radiator completes the space.

Utility Room

Fitted with a range of base units and providing space and plumbing for a washing machine & dryer, this useful utility room also houses the boiler. Benefiting from a rear access door and a central heating radiator, it offers practical additional storage and laundry space.

Downstairs W.C.

Conveniently located off the utility room, this cloakroom is fitted with a hand wash basin and W.C.

Benefiting from a rear facing double glazed window and a central heating radiator, it provides a practical addition for modern family living.

Landing

Having a rear facing double glazed window and a central heating radiator, the landing provides access to all first floor accommodation and benefits from access via pull down ladder to the part boarded loft.

Bedroom One

A generously sized principal bedroom featuring a front facing double glazed window and a central heating radiator, creating a bright and comfortable space to relax and unwind.

Bedroom Two

A well-proportioned secondary bedroom featuring a front facing double glazed window and a central heating radiator, providing a bright and comfortable space suitable for a range of uses.

Bedroom Three

A well-proportioned bedroom featuring a rear facing double glazed window and a central heating radiator, providing a bright and comfortable space suitable for a variety of uses.

Bedroom Four

A well-proportioned bedroom featuring a rear facing double glazed window and a central heating radiator, providing a bright and comfortable space that could serve as a bedroom, nursery, home office, or guest room.

Bathroom

A spacious family bathroom fitted with a bath with electric shower over, a hand wash basin and a W.C. The room benefits from a front facing double glazed window and a central heating radiator, providing both natural light and comfort.

Exterior

To the front of the property is a driveway providing off-street parking alongside a neatly maintained

lawned garden. To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn, complemented by a patio area that is ideal for outdoor seating and entertaining.



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welcome to

Roman Street, Thurnscoe Rotherham

- Spacious 4 bedroom semi-detached home
- Excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Fantastic family-sized accommodation
- Useful utility room & ground floor WC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120293 - 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 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.



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