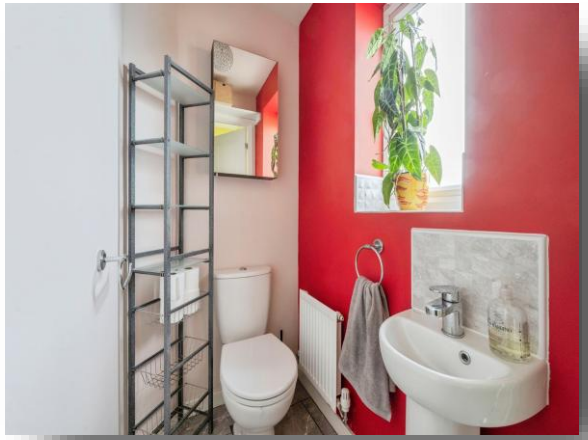
Emerald Green Grove,Thurnscoe ROTHERHAM S63 0FA

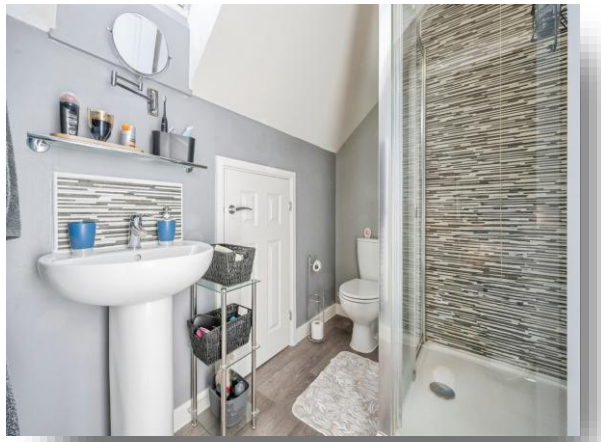
william h brown

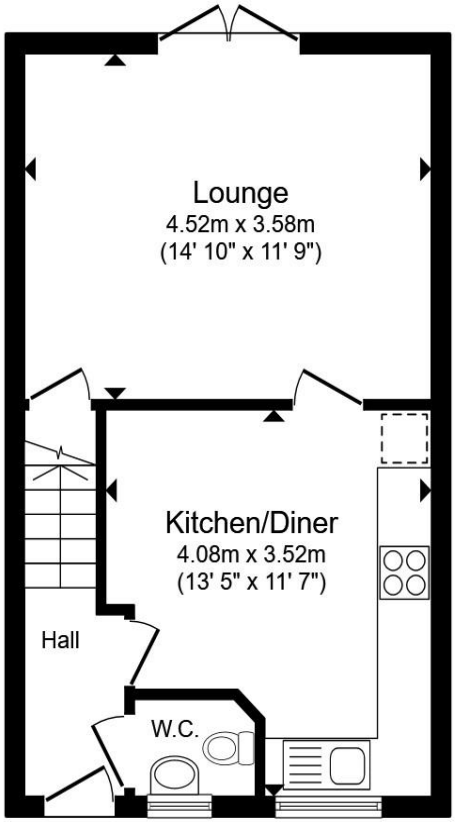
welcome to

Emerald Green Grove, Thurnscoe ROTHERHAM

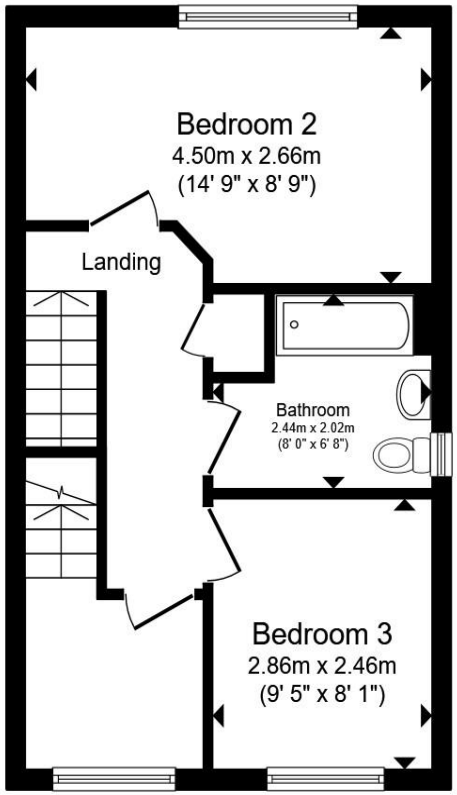
EMERALD CITY! Sitting pretty on this sought after, modern style residential estate - this 3 bedroom semi-det boasts absolutely stunning accommodation throughout with a d/stairs W.C, en-suite, driveway & a delightful garden. Making an excellent purchase for families -CALL NOW!



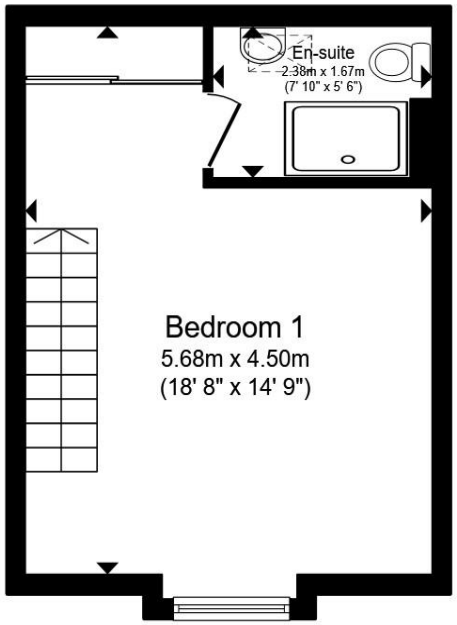




Ground Floor



First Floor



Second Floor

Total floor area 95.4 m² (1,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

Kitchen/ Dining Room

1st Floor:

1st Floor Landing/Office Space

Bedroom Two

Bedroom Three

Bathroom

2nd Floor:

Bedroom One

En-Suite

Exterior:

Agents Notes

Agent Note

welcome to

Emerald Green Grove, Thurnscoe
ROTHERHAM

- 3 bed semi-detached home set over 3 floors. EPC B. Council Tax B
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Kitchen/diner, lounge, downstairs W.C
- En-suite to bedroom 1 & family bathroom

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

guide price

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120229

The Property Ombudsman

Property Ref:
MXB120229 - 0006

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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