



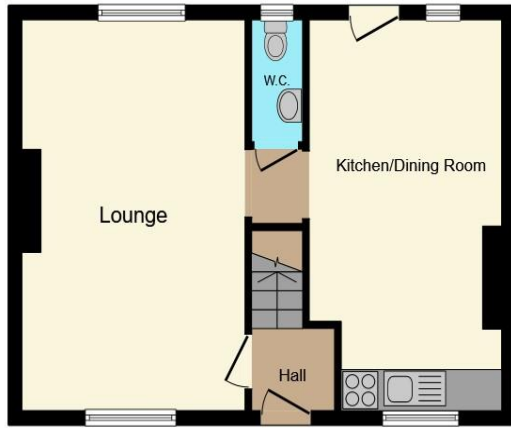
Norman Street, Thurnscoe Rotherham S63 0DR

welcome to

Norman Street, Thurnscoe Rotherham

RIGHT UP YOUR STREET! This 3-bed mid-terrace offers a d/stairs shower room, upstairs bathroom, driveway, & a rear garden. Ideal for first-time buyers, young families or investors alike. Well placed for schools, shops & transport links & offered with NO CHAIN- this must be viewed -CALL NOW!

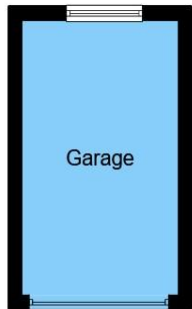




Ground Floor



First Floor



Garage



Ground Floor:

Entrance Hallway

Lounge

11' 5" into recess x 18' 7" (3.48m into recess x 5.66m)

Kitchen/Dining Room

9' 10" x 18' 7" (3.00m x 5.66m)

Downstairs W.C

1st Floor:

Landing

Bedroom One

12' 4" to wardrobes x 10' 9" (3.76m to wardrobes x 3.28m)

Bedroom Two

11' 5" into recess x 8' 7" (3.48m into recess x 2.62m)

Bedroom Three

8' x 9' 7" (2.44m x 2.92m)

Wet Room

Exterior:

Storage Garage

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.focalagent.com

welcome to

Norman Street, Thurnscoe Rotherham

- 3 bedroom mid terrace. Council Tax A. EPC C
- Well placed for local amenities, schools, shops & transport links
- Spacious accommodation ready for you to make your own
- Driveway to the front
- Plentiful rear garden with useful garden shed

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

guide price

£110.000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118600



Property Ref:
MXB118600 - 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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