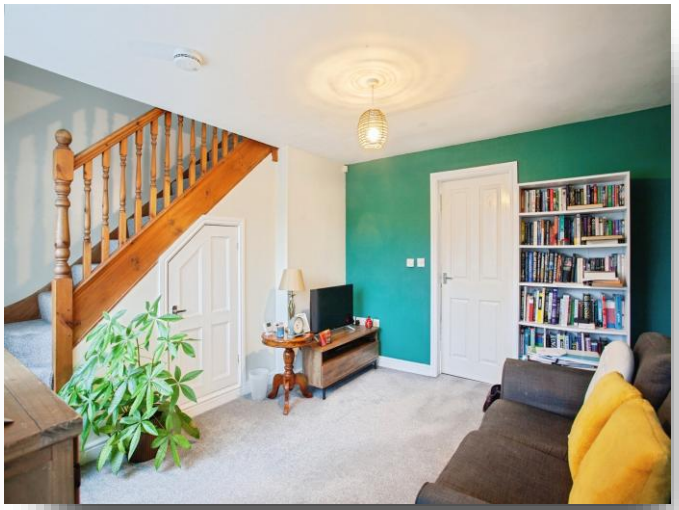






Grace Villa Poplar Avenue,Thrybergh ROTHERHAM S65 4BA

william h brown

welcome to

Grace Villa Poplar Avenue, Thrybergh ROTHERHAM

£140,000 - POPLAR AVENUE WILL BE POPULAR! Situated in this popular location, this two bedroom semi detached house would make an ideal purchase for first time buyers. Boasting a driveway, a lawned rear garden with storage sheds. CALL NOW!













Lounge
A spacious lounge featuring a front-facing double-glazed window and entrance door, a gas central heating radiator, and a large understairs storage cupboard, offering both comfort and practicality.

Kitchen Diner
Leading from the lounge is a spacious kitchen diner, fitted with an attractive range of wall and base units and incorporating a selection of integrated appliances including an oven, hob with extractor hood, fridge and freezer. There is also a sink and drainer, a gas central heating radiator, recessed spotlights throughout, a rear-facing double-glazed window, and a rear-facing double-glazed door providing access to the garden.

Landing
The landing features a side-facing double-glazed window, providing natural light, and also benefits from loft access via a hatch.

Bedroom One
The master bedroom is located at the rear of the property and benefits from a rear-facing double-glazed window and a gas central heating radiator.

Bedroom Two
The second bedroom is a well-proportioned double room, benefiting from a front-facing double-glazed window and a gas central heating radiator.

Bathroom
A stylish bathroom fitted with a large shower enclosure, low-flush WC, and wash hand basin. The room also benefits from an extractor fan and recessed spotlights, creating a modern and practical space.

Outside
To the front of the property is a block-paved driveway providing off-road parking, complemented by attractive decorative boundary walls.

Accessible from the front, the rear garden features a pebbled seating area, lawn, and storage sheds. The garden is fully enclosed by fencing, creating a private and secure outdoor space.

Agents Note
"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."

welcome to

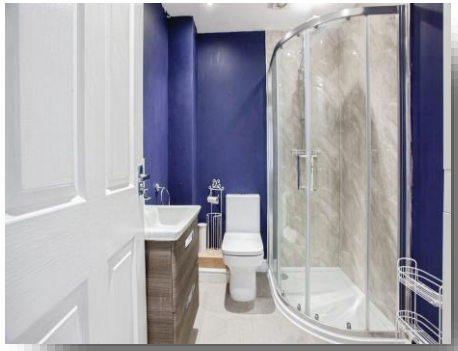
Grace Villa Poplar Avenue, Thrybergh
ROTHERHAM

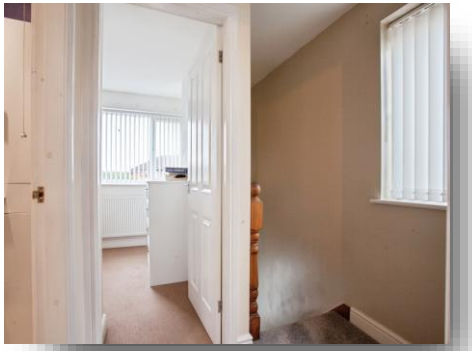
- Two bedroom semi detached property
- Popular location, close to local amenities
- Lounge & kitchen diner
- Rear garden with a storage shed
- Driveway providing off road parking

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

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117714

The Property Ombudsman

Property Ref:
RTF117714 - 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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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.