





Bluebell Way,Thurnscoe Rotherham S63 0FS

william
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welcome to

Bluebell Way, Thurnscoe Rotherham

HEAR THAT? BLUEBELL WAY IS CALLING! £180,000-£190,000 - Beautifully presented 3 bed semi on a sought after estate, excellently placed for amenities, schools, shops & transport. Boasting an en-suite, d/stairs W.C, driveway & delightful rear garden. An impressive family home! CALL NOW!













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."

Entrance Hall
A welcoming entrance hall accessed via a door to the front elevation, featuring a central heating radiator and providing access to the principal ground floor accommodation.

Downstairs W.C.
Fitted with a hand wash basin and WC, this useful ground floor cloakroom benefits from a side facing window providing natural light and a central heating radiator.

Lounge
A bright and spacious lounge featuring a front facing window which allows for an abundance of natural light, creating a welcoming living space. The room also benefits from a central heating radiator.

Kitchen
Undoubtedly the heart of the home, this spacious and well-appointed kitchen is fitted with a range of wall and base units complemented by a sink and drainer. Integrated appliances include an electric oven, gas hob with cooker hood over, fridge/freezer, dishwasher and washing machine. The room benefits from a rear facing window and patio doors which provide an abundance of natural light and direct access to the rear garden. Additional built-in storage adds to the practicality of this excellent family space.

Landing
Having a central heating radiator and providing access to the loft, the landing serves all first floor accommodation and offers a practical and well-connected space within the home.

Bedroom One
The principal bedroom is a well-proportioned double room featuring a front facing window, allowing for plenty of natural light. The room benefits from a central heating radiator and built-in storage, providing practical space-saving solutions.

En Suite
Accessed directly from the principal bedroom, the en suite is fitted with a shower cubicle, hand wash basin and WC. The room also benefits from a front facing window, allowing for natural light and ventilation.

Bedroom Two
A well-proportioned second bedroom featuring a rear facing window which provides natural light, along with a central heating radiator, creating a comfortable and versatile space.

Bedroom Three
The third bedroom is a versatile space, ideal for use as a bedroom, nursery or home office. Benefiting from a rear facing window providing natural light and a central heating radiator, the room offers comfortable accommodation to suit a variety of needs.

Bathroom
The family bathroom is fitted with a bath featuring a shower over, a hand wash basin and WC. Benefiting from a side facing window providing natural light and ventilation, the room also includes a central heating radiator, completing this practical and well-appointed space.

Exterior
To the front of the property is a driveway providing off-road parking. To the rear is an enclosed, low-maintenance garden featuring a lawned area and a patio, creating an ideal space for outdoor seating, entertaining and family enjoyment.

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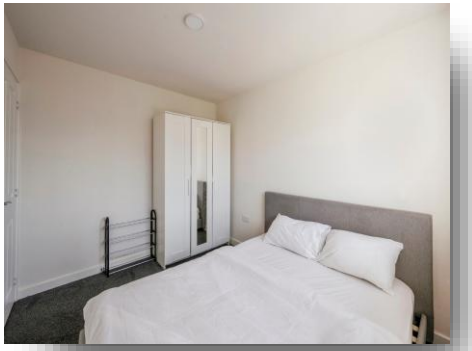
- 3 bedroom semi detached home. EPC A. Council Tax B
- Sought after residential estate -excellently placed for amenities, schools, shops & transport links
- Beautifully presented accommodation throughout
- Downstairs W.C, en-suite & family bathroom
- Driveway providing off street parking

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

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120617

The Property Ombudsman

Property Ref:
MXB120617 - 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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