Clayton Avenue,Thurnscoe Rotherham S63 0RY

william
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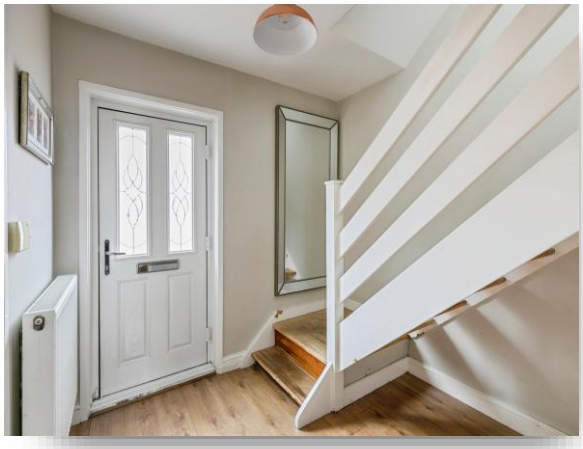
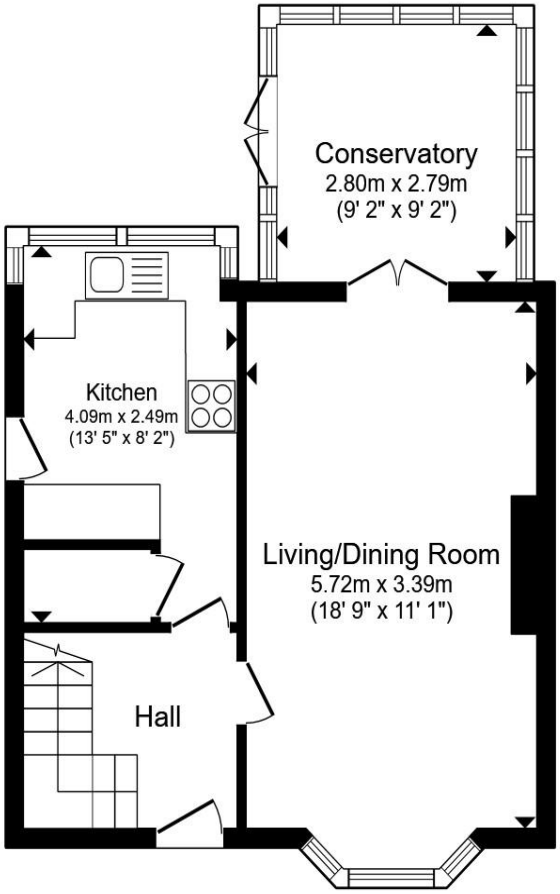
welcome to

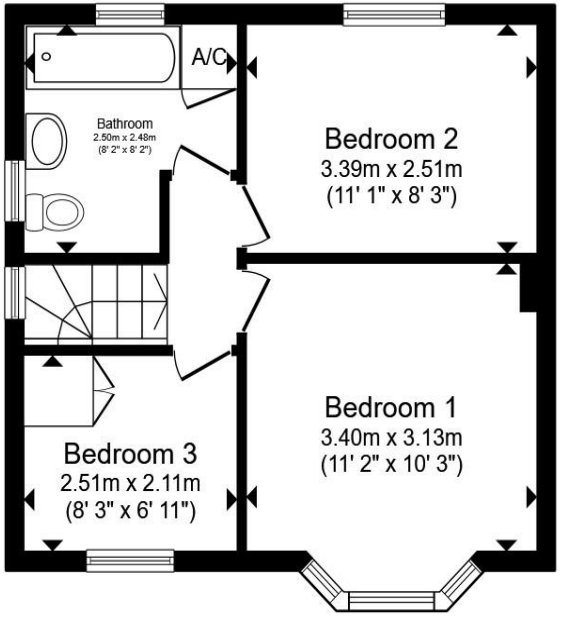
Clayton Avenue, Thurnscoe Rotherham

MOULDED TO PERFECTION! A beautifully presented, spacious 3 bedroom semi-detached home with generous driveway, lovely enclosed rear garden & a conservatory. Featuring a versatile outbuilding offering great storage & potential for a variety of uses. Viewing essential. CALL NOW!





Ground Floor



First Floor

Total floor area 71.7 m² (772 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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Entrance Hall

Lounge/Dining Room

Conservatory

Kitchen

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Exterior

Outbuilding

Agents Aml Note

welcome to

Clayton Avenue, Thurnscoe Rotherham

- 3 bedroom semi-detached home. Council Tax B. EPC D
- Sought after part of Thurnscoe - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Spacious lounge & conservatory
- Lovely enclosed rear garden

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

guide price

£170,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120548

The Property Ombudsman

Property Ref:
MXB120548 - 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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