



Pagnell Avenue, Thurnscoe Rotherham S63 0RF

welcome to

Pagnell Avenue, Thurnscoe Rotherham

HOME SWEET HOME! Extended 3 bedroom semi-detached home, well presented throughout with a spacious kitchen/diner, lounge & second sitting room, lawned rear garden, driveway, garage AND carport. An ideal family home offered with NO CHAIN! 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."

Lounge

A welcoming lounge boasting a central heating radiator and a useful built-in storage cupboard. The room also features a staircase rising to the first floor, creating a practical and well-proportioned living space ideal for everyday family life.

Reception Room

A spacious and versatile reception room benefiting from a rear-facing uPVC double glazed window and French doors, allowing plenty of natural light and providing access to the garden. The room is further enhanced by two central heating radiators, creating a comfortable space ideal for dining, entertaining, or additional family living accommodation.

Kitchen

A modern-style kitchen fitted with a range of wall and base units, complemented by a ceramic sink. Integrated appliances include a five-ring gas hob, double electric oven, and fridge/freezer, with plumbing provided for both a washing machine and dishwasher. The room benefits from a front-facing uPVC double glazed window, a central heating radiator, and a wall-mounted combi boiler, creating a practical and well-equipped space for everyday living.

Landing

Providing access to the part-boarded loft space, the landing serves all first-floor accommodation and offers a practical central area within the home.

Bedroom One

A well-proportioned principal bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator. Offering a comfortable and

relaxing space, the room provides ample scope for a range of bedroom furniture.

Bedroom Two

A spacious second bedroom featuring two front-facing uPVC double glazed windows, allowing for an abundance of natural light. The room benefits from two central heating radiators and a useful built-in storage cupboard, offering excellent practicality and ample space for a range of bedroom furniture.

Bedroom Three

A well-proportioned third bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator. Offering a bright and comfortable space, this versatile room is ideal as a bedroom, nursery, home office, or hobby room.

Bathroom

A well-appointed bathroom fitted with a bath, separate shower cubicle, hand wash basin and W.C. The room benefits from a front-facing uPVC double glazed window providing natural light and ventilation, together with a central heating radiator, creating a comfortable and practical space for everyday use.

Exterior

To the front of the property is a driveway providing off-road parking. The rear garden is mainly laid to lawn and features a decked seating area, creating an ideal space for outdoor relaxation and entertaining. Further benefits include an outside light.

Garage

A useful garage fitted with an electric up-and-over door to the front, providing secure parking or additional storage space. The garage offers excellent versatility and convenience for a range of household needs.



view this property online williamhbrown.co.uk/Property/MXB120672



welcome to

Pagnell Avenue, Thurnscoe Rotherham

- Extended 3 bedroom semi-detached. EPC C. Council Tax A
- Excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation throughout
- Lounge, second sitting room, kitchen/diner
- Driveway, carport & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£190.000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB120672](https://www.williamhbrown.co.uk/Property/MXB120672)



Property Ref:
MXB120672 - 0002

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.

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.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)