



Steadfolds Lane, Thurcroft Rotherham S66 9LT

welcome to

Steadfolds Lane, Thurcroft Rotherham

SPECTACULAR THREE BEDROOM SEMI DETACHED property with OFF ROAD PARKING and ENCLOSED REAR GARDEN. Close to local amenities, schools and transport links. ***PRICE - £220,000***



Entrance Hall

Carpet flooring, central heating radiator and front facing double glazed composite door.

Lounge

Karndean flooring, central heating radiator, gas fire and front facing double glazed window.

Kitchen Diner

Modern fitted gloss kitchen with a range of gloss units incorporating stainless steel sink and drainer, electric oven, gas hob, microwave, fridge freezer, dishwasher and plumbing for washing machine. Karndean flooring, central heating radiator, front facing double glazed window, rear facing double glazed window and rear facing double glazed UPVC door.

Conservatory

Brick construction with karndean flooring, central heating radiator and side facing double glazed patio doors.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and access to the loft.

Bedroom One

Carpet flooring, central heating radiator, built in wardrobes and front facing double glazed window.

Bedroom Two

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Three

Carpet flooring, central heating radiator and rear facing double glazed window.

Bathroom

Four piece suite comprising low flush WC, vanity wash hand basin, paneled bath and rainfall shower enclosure. Luxury vinyl tiled flooring, partial wall tiling, heated towel rail, cupboard housing combi boiler and rear facing double glazed window.

Outside Space

To the front of the property is a driveway for several vehicles whilst to the rear is a lawned garden with bushes, trees and plants in borders, patio seating areas and raised borders.

Agent Notes

Please note that the AML fee covers 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.



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Steadfolds Lane, Thurcroft Rotherham

- IMMACULATE THREE BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- ***PRICE - £220,000***

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108048 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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