



Thornhill Avenue, Brinsworth Rotherham S60 5EP

welcome to

Thornhill Avenue, Brinsworth Rotherham

£140,000 - MUST BE VIEWED! The ideal purchase for a FTB/Investor/Growing Family and situated in a popular location. Comprising:- Lounge, Kitchen/Dining Room, Landing, Two Bedrooms, Bathroom & Garden. CALL NOW TO ARRANGE!!!



Lounge

Having a front facing double glazed window & door, radiator & the stairs to the landing.

Kitchen / Diner

Fitted with wall & base units housing the integrated hob, oven & extractor fan with space & plumbing for a fridge/freezer & a washing machine. Having two rear facing double glazed windows & rear facing door, radiator & understairs storage.

Landing

Having a side facing double glazed window & provides access to the loft.

Bedroom One

Having a front facing double glazed window, radiator & built in storage housing the boiler.

Bedroom Two

Having a rear facing double glazed window & radiator.

Bathroom

Fitted with a bath, hand wash basin & WC along with a heated towel rail.

Outside

To the front of the property is a lawned garden & driveway providing off road parking for 2/3 cars.

To the rear is an enclosed lawned garden with a patio.



view this property online williamhbrown.co.uk/Property/RTF117521



welcome to

Thornhill Avenue, Brinsworth Rotherham

- Two bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/investor/growing families
- Driveway providing off road parking
- Enclosed rear garden & patio

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/RTF117521



Property Ref:
RTF117521 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk