





School Street,Thurnscoe Rotherham S63 0AW

william h brown

welcome to

School Street, Thurnscoe Rotherham

AN A+ OPPORTUNITY! Well-presented 3 bedroom townhouse on a popular modern development in Thurnscoe. Neutral décor throughout and ready to make your own, featuring off-road parking, an enclosed rear garden and offered with NO CHAIN. Ideal first home or investment. 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 featuring a front facing entrance door and a central heating radiator.

Downstairs W.C
The downstairs W.C. is fitted with a hand wash basin and W.C., complemented by a central heating radiator.

Lounge
A good-sized lounge featuring patio doors allowing plenty of natural light, a central heating radiator, and useful built-in storage.

Kitchen
The kitchen is fitted with a range of wall and base units incorporating a sink and drainer, electric hob, oven and cooker hood. There is also space and plumbing for a washing machine and dishwasher. Having a front facing window and a central heating radiator.

Landing
The landing provides access to the loft, offering additional storage potential and access to the first floor accommodation.

Bedroom One
Bedroom One is a well-proportioned double bedroom featuring a rear facing window and a central heating radiator.

Bedroom Two
Bedroom Two features a front facing window and a central heating radiator.

Bedroom Three
Bedroom Three is a versatile third bedroom featuring a rear facing window and a central heating radiator.

Bathroom
The bathroom is fitted with a bath having a shower over, a hand wash basin and W.C. Having a front facing window and a central heating radiator.

Exterior
The property benefits from a driveway to the front providing off-road parking. To the rear is an enclosed garden, mainly laid to lawn, with a patio area ideal for outdoor seating and entertaining.

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School Street, Thurnscoe Rotherham

- Modern style 3 bedroom townhouse. NO CHAIN. EPC C. Council Tax B
- Excellently placed for local amenities, schools, shops, transport & commuter routes
- Neutral decor throughout, ready to make your own
- Downstairs W.C.
- Off-road parking & enclosed rear garden

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

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120782

The Property Ombudsman

Property Ref:
MXB120782 - 0004

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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