



Oak Grove, Thurcroft Rotherham S66 9EZ

welcome to

Oak Grove, Thurcroft Rotherham

PERFECT FOR A GROWING FAMILY!! FOUR bedroom DETACHED family home with master ENSUITE and OFF ROAD PARKING. Close by to local AMENITIES and SCHOOLS within Thurcroft. *** PRICE - £260,000 *** Call now to arrange a viewing!!



Side Porch

Side facing double glazed composite door leading into side porch having vinyl flooring and central heating radiator.

Entrance Hall

Front facing composite door leading into inviting hallway with central heating radiator.

Cloakroom

Comprising low flush WC and pedestal wash hand basin. Vinyl flooring, rear facing double glazed window and central heating radiator.

Lounge

Spacious lounge with the main focal point of the room being the feature gas fire. Front facing double glazed bay window and central heating radiator.

Kitchen Diner

Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Integrated appliances include fridge/freezer, dishwasher, electric oven and gas hob with cookerhood over. Storage cupboard. Two central heating radiators, rear facing double glazed window and rear facing double glazed patio doors leading into...

Conservatory

Brick and UPVC construction conservatory having laminate flooring and side facing double glazed patio door leading onto rear garden.

Stairs And Landing

Stairs rising to first floor accommodation having access to loft space and cupboard housing hot water tank.

Master Bedroom

Spacious master bedroom with built in wardrobes to one wall. Two front facing double glazed windows and central heating radiator.

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Partial tiling to walls and vinyl flooring. Side facing double glazed window and central heating radiator.

Bedroom Two

Front facing double glazed window and central heating radiator.

Bedroom Three

Rear facing double glazed window and central heating radiator.

Bedroom Four

Rear facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mixer tap. Partial tiling to walls and vinyl flooring. Rear facing double glazed window and central heating radiator.

Outside Space

Lawned garden to the front with driveway allowing parking for two vehicles. Private garden to the rear with laid to lawn area and decked seating area perfect for garden furniture.

Garage

Integral garage having manual roller door, power and lighting. Wall mounted combi boiler.



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welcome to

Oak Grove, Thurcroft Rotherham

- FOUR BEDROOM DETACHED
- PERFECT FAMILY HOME
- MASTER ENSUITE
- OFF ROAD PARKING AND INTEGRAL GARAGE
- PRIVATE GARDEN WITH FIELDS TO REAR

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£260,000



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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.



Property Ref:
DGT107770 - 0002

 william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk