



**School Street, Thurnscoe Rotherham S63 0LN**

**welcome to**

**School Street, Thurnscoe Rotherham**

A LESSON IN GREAT LIVING! Stylish 3-bed semi-det home over 3 floors on a sought-after estate. Beautifully presented with modern décor, downstairs W.C, en-suite & family bathroom. Driveway to front, plus rear garden with versatile outbuilding/gym. Excellent family home.



**Agents Note:**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

**Agents Note:**

Please note there is a Greenbelt fee of £195 per annum.

**Ground Floor:  
Entrance Hallway**

A warm & welcoming entrance hallway which comprises of a central heating radiator and a composite style entrance door to the front. Also having stairs that lead to the first floor accommodation.

**Downstairs W.C**

Partially tiled, and fitted with a W.C & a wash basin. There is also a central heating radiator and a UPVC double glazed window to the front.

**Lounge**

A lovely aspect living and family space which comprises of a useful under-stairs storage cupboard, a central heating radiator and also having French door that lead to the delightful garden at the rear.

**Kitchen/ Dining Room**

A delightful & modern style kitchen space which is presented with a range of shaker style wall and base units with co-ordinating wooden effect work surfaces housing the inset sink and drainer unit and the appliances such as the electric oven and gas hob

with a cooker hood above and the integrated fridge/freezer, washing machine & dishwasher. Also having a beautiful central island with seating, a central heating radiator & a combi boiler, and a UPVC double glazed window to the front.

**1st Floor:  
First Floor Landing**

Presented with two central heating radiators, through a separate door is stairs leading to the second floor accommodation. Also having a UPVC double glazed window to the front and a useful storage cupboard.

**Bedroom Two**

Presented with a central heating radiator and a UPVC double glazed window to the front.

**Bedroom Three**

Presented with a central heating radiator and a UPVC double glazed window to the rear.

**Bathroom**

A beautifully designed & partially tiled suite which comprises of a bath with a shower over, a W.C & a hand wash basin. There is also a chromium heated towel rail and a UPVC double glazed window to the side.

**2nd Floor:  
Bedroom One**

A lovely bedroom, which benefits from stylish fitted wardrobes which provide plenty of hanging & storage space. The room also has a central heating radiator, a UPVC double glazed window to the front. A separate door provides access to the en-suite.

**En-Suite**

Another modern style suite which is partially tiled, and comprises of a shower cubicle, a W.C & a hand wash basin. There is also a chromium heated towel rail, an eaves storage cupboard and a UPVC double glazed skylight window to the rear.

**Exterior:**

To the front of the property is an ample driveway for off street parking. There is also a paved pathway & a lawn.

To the rear lays a plentiful lawned garden, which benefits from 2 separate paved patio's (one paved & one decked), making lovely seating/BBQ area's! There is also lovely raised flower beds and a versatile outbuilding (currently being used as a gym). A lovely outside space for guest & family entertainment!

**Outbuilding (gym)**

Having power & light and UPVC double glazed french doors to the front for access. Also having 2 floor to ceiling windows.



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welcome to

## School Street, Thurnscoe Rotherham

- 3 bedroom semi-detached over 3 floors. EPC B. Council Tax C
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & contemporary throughout
- Downstairs W.C, en-suite & family bathroom
- Driveway providing off street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB120081 - 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.

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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