



**Charles Street, Thurcroft ROTHERHAM S66 9HQ**

**welcome to**

**Charles Street, Thurcroft ROTHERHAM**

OF PARTICULAR INTEREST TO FIRST TIME BUYERS OR INVESTORS...Three bedroom end terraced property offered for sale with NO UPWARD CHAIN. Being well placed for the many amenities within Thurcroft. EARLY VIEWING RECOMMENDED.. \*\*\* GUIDE PRICE £130,000 - £140,000 \*\*\*



**Entrance Hall**

Front double glazed UPVC floor, central heating radiator and carpet flooring.

**Rear Entrance Porch**

Rear entrance porch with vinyl flooring and rear double glazed UPVC door.

**Lounge**

Front double glazed window, central heating radiator and carpet flooring.

**Kitchen**

Fitted kitchen with range of wall and base units set above and below worksurfaces incorporating sink and drainer, built in electric oven and a gas hob. There is space for a fridge freezer and plumbing for washing machine. Vinyl flooring, rear double glazed window and central heating radiator.

**Stairs And Landing**

Stairs rising to first floor accommodation having carpet flooring and lot access.

**Bedroom One**

Master bedroom having storage cupboard, front double glazed window, carpet flooring and central heating radiator

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with mains fed shower over. Vinyl flooring, full wall tiling, central heating radiator and rear double glazed window.

**Outside Space**

To the front of the property is a lawned garden and a

driveway for several vehicles. To the rear and side of the property is a patio seating area.

**Lister Comments**

Property benefits from four CCTV security cameras.



**view this property online** [williamhbrown.co.uk/Property/DGT107828](http://williamhbrown.co.uk/Property/DGT107828)



welcome to

## Charles Street, Thurcroft ROTHERHAM

- END TERRACED HOUSE WITH OFF ROAD PARKING
- IDEAL FIRST TIME BUYER HOME
- CONVENIENT LOCATION
- NO UPWARD CHAIN
- \*\*\* GUIDE PRICE £130,00 - £140,00 \*\*\*

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

guide price

**£130,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/DGT107828](https://williambrown.co.uk/Property/DGT107828)



Property Ref:  
DGT107828 - 0005

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



**01909 568811**



dinnington@williambrown.co.uk



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



**williambrown.co.uk**