

**Osbert Drive, Thurcroft ROTHERHAM S66 9AG**



**welcome to**

## **Osbert Drive, Thurcroft ROTHERHAM**

Ideal first time buyer property, three bedroom semi detached house offered for sale with no upward chain.

### **Porch**

Double glazed door leads into the hallway.

### **Hallway**

Having tiled flooring radiator double glazed door and space for fridge/freezer.

### **Kitchen**

Fitted with a range of shaker style units set above and below worktops with inset sink and drainer. Built in electric oven, gas hob, plumbing for washing machine and radiator.

### **Lounge**

With carpeted flooring, front facing double glazed window and rear double glazed patio doors. Central heating radiator, double glazed door leads into the porch.

### **Landing**

With access into the loft space, cupboard housing the combi boiler.

### **Bedroom One**

Double glazed window to the front elevation. Storage cupboard and radiator.

### **Bedroom Two**

Rear facing bedroom with double glazed window and radiator.

### **Bedroom Three**

Having laminate flooring, radiator and double glazed window.

### **Bathroom**

Comprises panelled bath with shower over, low flush WC, hand wash basin, radiator and partial tiling to the walls.

### **Exterior**

There is a shared driveway to the front whilst to the rear is a stone paved patio and lawned garden.

**AWAITING  
PHOTO**

welcome to

## Osbert Drive, Thurcroft ROTHERHAM

- IDEAL STARTER HOME WITH NO CHAIN
- THREE BEDROOM SEMI DETACHED HOUSE
- DRIVEWAY AND GARAGE
- 
- 

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£140,000**



**view this property online** [williamhbrown.co.uk/Property/DGT107813](http://williamhbrown.co.uk/Property/DGT107813)



Property Ref:

DGT107813 - 0003

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.



**01909 568811**



dinnington@williamhbrown.co.uk



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



**williamhbrown.co.uk**