

South Yorkshire | £119,950 (Freehold)



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£119,950 (Freehold)

Thornley Brook, Thurnscoe, Rotherham, South Yorkshire, S63

- **Three bedroom mid terraced stone effect property**
- **UPVC double glazing, G/C/Heating**
- **Family bathroom + En-suite**
- **Gardens to front and rear**

Situated in this cul-de-sac position on this small development with viewing highly recommended to avoid disappointment ideal family accommodation with en suite shower room and NO VENDOR CHAIN

Entrance Hall

Having tiled flooring, one central heating radiator

Downstairs Cloaks

Having W.C and wash basin, complimentary tiling and one central heating radiator

Lounge

13' 9" x 12' 8" (4.19m x 3.86m)

Having white feature fire surround with black granite back and hearth incorporating a stainless steel inset gas fire with light coloured coals, UPVC double glazed window and one central heating radiator

Dining Room

10' 5" x 7' 2" (3.18m x 2.18m)

Having under stairs storage cupboard, one central heating radiator and UPVC double glazed doors onto rear garden, open through into:

Kitchen Area

10' 3" x 6' 4" (3.12m x 1.93m)

Having a range of light oak wall and base units with stainless steel handles and trims, built in electric oven gas hob and cooker hood above, inset stainless steel sink unit, plumbing for automatic washing machine, tiled flooring and tiled splashbacks, wall mounted gas central heating boiler

Upstairs

Bedroom One

11' 8" to wardrobes x 8' 4" (3.56m to wardrobes x 2.54m)

Front facing room with UPVC double glazed window, a range of built in wardrobes with shelving and hanging space inside and one central heating radiator

En-Suite Shower Room

Having separate shower cubicle with Mira electric shower, W.C and wash basin, complimentary wall tiling, tiled flooring, towel rail, UPVC double glazed window

Bedroom Two

9' x 7' 5" (2.74m x 2.26m)

Rear facing room, UPVC double glazed window and one radiator

Bedroom Three

6' 9" x 6' (2.06m x 1.83m)

Rear facing room, UPVC double glazed window and one radiator

Family Bathroom

Having full suite in white comprising bath, W.C and wash basin, downlighters to ceiling, floor tiling and complimentary wall tiling, towel rail/central heating radiator

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 will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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