



West Street, Thurcroft Rotherham S66 9LE

welcome to

West Street, Thurcroft Rotherham

ARE YOU A FIRST TIME BUYER OR AN INVESTOR?... This three bedroom end terraced property offered for sale with NO UPWARD CHAIN may be the one for you! Well placed for the many amenities within Thurcroft. GET YOUR VIEWING IN NOW! ***Priced at £130,000***



Lounge

Front facing double glazed window with central heating radiator and carpet flooring.

Dining Room

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

Kitchen

Fitted shaker units with a range of wall and base units incorporating stainless steel sink and drainer, space for cooker and space for undercounter fridge. Rear double glazed window and rear double glazed door. Tiled flooring and central heating radiator.

Utility Room

The property benefits from a well presented utility room having vinyl flooring, shaker units and plumbing for washing machine.

Bedroom One

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

Bedroom Two

Carpet flooring, central heating radiator and front double glazed window,

Bedroom Three

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

Bathroom

Four piece suite comprising low flush WC, wash hand basin, mains shower cubicle and tiled bath. Laminate flooring and rear double glazed window.

Outside Space

To the front of the property is a lawned garden and a driveway. To the rear is a patio seating area and a lawned garden.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money

laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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West Street, Thurcroft Rotherham

- END TERRACED WITH OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN
- UTILITY ROOM
- PRICE £130,000

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107892 - 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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