



Wisteria Close, Thurnscoe Rotherham S63 0FJ

welcome to

Wisteria Close, Thurnscoe Rotherham

BLOOMING LOVELY! Stylish, contemporary & ready to move straight into, this beautifully presented 2 bedroom semi-det home with a drive occupies a fantastic position in a highly sought after cul-de-sac & makes a wonderful choice for first time buyers, couples or those looking to downsize. CALL NOW!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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."

Entrance Hall

Entered via a front-facing door, the welcoming entrance hall provides access to the ground floor accommodation and benefits from a central heating radiator, creating a warm and inviting first impression of the home.

Lounge

A comfortable and welcoming reception room featuring a front-facing window that allows plenty of natural light to flow through the space. The room also benefits from a central heating radiator, creating a warm and inviting area for everyday living and relaxation.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units incorporating a sink and drainer. Integrated appliances include an electric oven, gas hob, cooker hood, fridge/freezer, dishwasher and washing machine, providing everything needed for modern family living. The room benefits from a rear-facing window and door, allowing natural light to flood the space and providing access to the garden. Additional features include a central heating radiator and useful extra storage.

Landing

The first-floor landing provides access to all first-floor accommodation and benefits from access to the loft, offering additional storage potential.

Bedroom One

A well-proportioned principal bedroom featuring a rear-facing window, allowing for plenty of natural light, along with a central heating radiator for year-round comfort. The room provides a peaceful and

relaxing space, ideal for unwinding at the end of the day.

Bedroom Two

A well-sized second bedroom featuring a front-facing window that provides plenty of natural light, together with a central heating radiator for comfort. The room also benefits from useful built-in storage, offering practical space for clothing and household items.

Bathroom

Fitted with a bath with shower over, a hand wash basin and a WC, this well-appointed bathroom provides a practical space for everyday use. The room benefits from a side-facing window allowing natural light and ventilation, together with a central heating radiator for added comfort.

Exterior

To the front of the property is a driveway providing off-road parking. To the rear, there is an enclosed garden featuring a lawned area and a patio, creating an ideal outdoor space for relaxing, entertaining and enjoying the warmer months.



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Wisteria Close, Thurnscoe Rotherham

- Modern style 2 bedroom semi-detached. EPC B. Council Tax B
- Highly sought after cul-de-sac position - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented. Stylish & contemporary throughout.
- Downstairs W.C
- Driveway providing off street parking

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in the region of



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120620 - 0002

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.

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