



Tudor Street, Thurnscoe ROTHERHAM S63 0DH

welcome to

Tudor Street, Thurnscoe ROTHERHAM

A NEW ERA STARTS HERE! Offered with NO CHAIN is this 3 bedroom home boasting a lounge, dining room, kitchen, a drive, front garden & a generous rear garden. Well placed for amenities & offering plenty of scope to make your own! Ideal purchase for first time buyers / investors alike. 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 UPVC front door, the welcoming entrance hall provides access to the accommodation and features a staircase rising to the first floor.

Lounge

A light and airy reception room featuring a front-facing UPVC double glazed window, two central heating radiators and an attractive electric fire, creating a warm and inviting space for relaxing and entertaining.

Kitchen

This modern-style kitchen is fitted with a range of wall and base units incorporating a sink and drainer, along with integrated appliances including a hob, oven and extractor hood. There is also an integrated fridge/freezer and plumbing for a washing machine. The room benefits from a rear-facing UPVC double glazed window and a UPVC door providing access to the rear of the property.

Bathroom

Conveniently situated on the ground floor, this bathroom is fitted with a bath with shower over, a hand wash basin and a WC. The room benefits from both side and rear-facing UPVC double glazed windows, allowing for plenty of natural light, along with a central heating radiator.

Landing

The first-floor landing benefits from a side-facing UPVC double glazed window, allowing natural light into the space, and provides access to the loft, along with access to the first-floor accommodation.

Bedroom One

A well-proportioned principal bedroom featuring a front-facing UPVC double glazed window, allowing for plenty of natural light, and a central heating radiator for added comfort.

Bedroom Two

A generously sized second bedroom featuring a rear-facing UPVC double glazed window and a central heating radiator. The room also benefits from a useful built-in storage cupboard which houses the combi boiler.

Bedroom Three

A well-proportioned third bedroom featuring a rear-facing UPVC double glazed window, providing natural light, and a central heating radiator, creating a comfortable and versatile space suitable for a bedroom, nursery or home office.

Exterior

To the front of the property is a driveway providing off-road parking, complemented by a low-maintenance pebbled area. To the rear, there is a good-sized lawned garden which is fully enclosed with fencing, creating an ideal outdoor space for families, entertaining and enjoying the warmer months.



view this property online williamhbrown.co.uk/Property/MXB120631



welcome to

Tudor Street, Thurnscoe ROTHERHAM

- 3 bedroom mid terrace. EPC C. Council Tax A
- Well placed for amenities, schools, shops & transport links
- Ideal to make your own
- Lounge, dining, kitchen
- Driveway providing off street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£110,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB120631](https://www.williamhbrown.co.uk/Property/MXB120631)



Property Ref:
MXB120631 - 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.

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



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)