



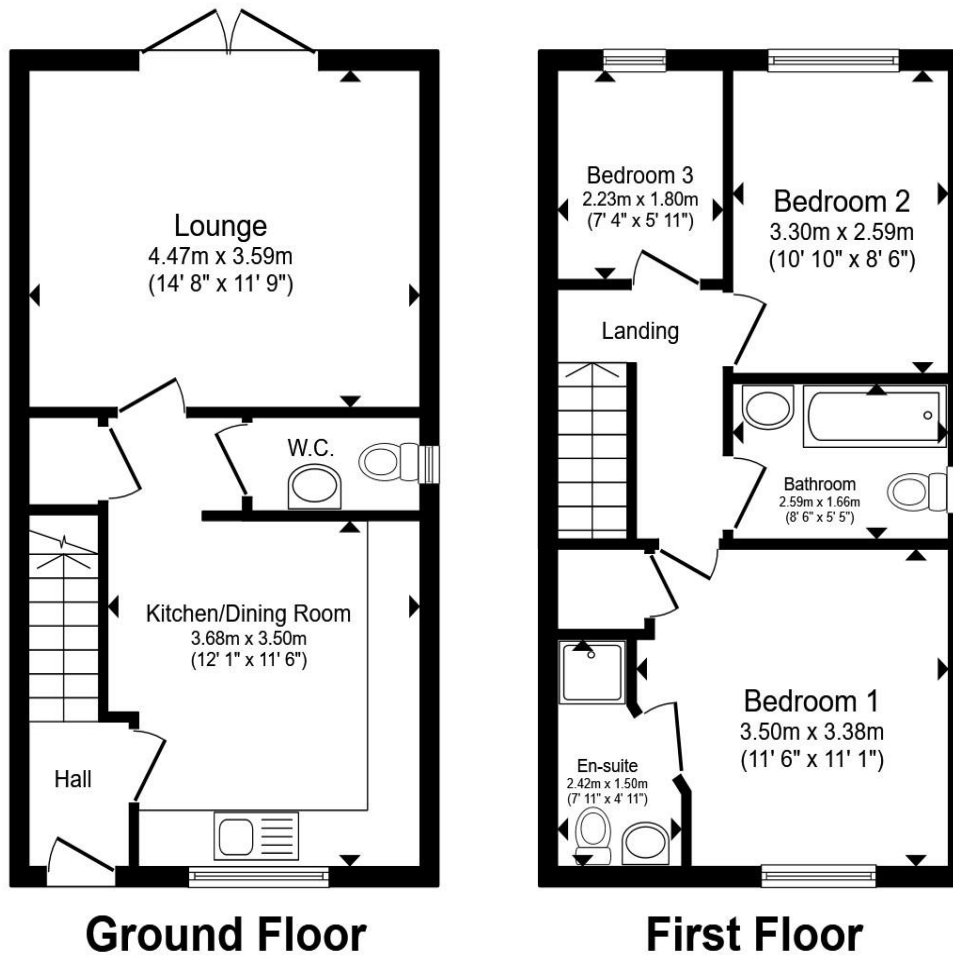
School Street, Thurnscoe ROTHERHAM S63 0AW

welcome to

School Street, Thurnscoe ROTHERHAM

A SMART MOVE ON SCHOOL ST! Stunning 3 bedroom semi-det home with 2 bathrooms on a sought-after estate. Beautifully presented with stylish interiors, off-street parking & a delightful garden, all in close proximity to schools, amenities, shops & transport links. EXCELLENT FAMILY HOME!





Agents Note

Entrance Hall

Lounge

14' 7" x 11' 9" (4.45m x 3.58m)

Kitchen/Diner

11' 6" into recess x 12' (3.51m into recess x 3.66m)

1st Floor

Landing

Bedroom 1

11' 10" x 11' 1" (3.61m x 3.38m)

En-Suite

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom 3

7' 3" x 5' 11" (2.21m x 1.80m)

Bathroom

Front Garden

Rear Garden

Total floor area 75.7 m² (815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

School Street, Thurnscoe ROTHERHAM

- Modern style 3 bedroom semi-detached. Council Tax B. EPC B
- Sought after residential estate - excellently placed for amenities, schools, shops & transport links
- Absolutely stunning throughout - contemporary & stylish finishes
- Downstairs W.C, en-suite & family bathroom
- Off street parking for 2 vehicles with EV charging

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120395



Property Ref:
MXB120395 - 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.

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