



Beechlea, Thurnscoe Rotherham S63 0NZ

welcome to

Beechlea, Thurnscoe Rotherham

LIFE'S A BEACH! Spacious 4 bedroom end town house offering accommodation over 3 floors, featuring an open-plan kitchen/dining/living area, principal bedroom with en-suite, integral garage, off-street parking & an enclosed rear garden in a convenient location. CALL NOW!



Agents Note

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

A welcoming entrance hall providing access to the ground floor accommodation, with staircase rising to the first-floor landing.

Cloakroom/W.C.

Fitted with a low flush W.C. and wash hand basin, offering convenience for guests and everyday family living.

Utility Room

Having wall & base units housing the sink. There is also plumbing for a washing machine, a UPVC double glazed window to the rear and a door to the rear. The utility also houses the combi boiler.

Bedroom Four

Having a UPVC double glazed rear facing window.

First Floor

Open Plan Kitchen/Lounge/Diner

An impressive open-plan living space forming the heart of the home, beautifully designed for modern style family living. The contemporary kitchen is fitted with a range of wall and base units with complementary work surfaces housing the sink units and electric oven with gas hob, whilst the generous dining and lounge areas provide ample space for entertaining, relaxing and everyday living.

Benefiting from 3 UPVC double glazed windows and 2 central heating radiators.

2nd Floor

Bedroom Two

Having a UPVC double glazed rear facing window and a central heating radiator.

Bedroom Three

Having a UPVC double glazed rear facing window and a central heating radiator.

Bathroom

Fitted with a bath with shower over, a wash hand basin, W.C and a central heating radiator.

Bedroom One

Having two UPVC double glazed windows, a central heating radiator and access to the en-suite.

En-Suite

Fitted with a shower cubicle, a wash hand basin and a W.C. There is also a central hearing radiator.

Outside

To the front of the property is a driveway providing off street parking which leads to the garage.

To the rear is a delightful lawned garden.

Garage

Having power & light and a roller door.



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welcome to

Beechlea, Thurnscoe Rotherham

- Spacious 4 bedroom end townhouse over 3 floors. EPC C. Council Tax C
- Well placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Open plan kitchen, dining & living space. Utility room & W.C on ground floor
- Principal bedroom with en-suite shower room

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120506 - 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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