



Deightonby Street, Thurnscoe ROTHERHAM S63 0JD

welcome to

Deightonby Street, Thurnscoe ROTHERHAM

STEP IN TO STYLE! Situated in this popular location, well placed for local amenities, schools & transport links - this 3 bedroom semi-det boasts beautifully presented accommodation, a driveway & a stunning rear garden. Excellent purchase for first time buyers/families / 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

Having a UPVC door to the front.

Lounge

A stylish & spacious lounge having a central heating radiator and both front & rear facing UPVC double glazed windows.

Kitchen / Diner

A modern style & spacious kitchen fitted with a range of glossy wall & base units with co-ordinating work surfaces housing the sink unit and the integrated appliances such as washing machine, fridge/freezer, oven, hob & cooker hood above. There is also a a useful storage cupboard, two central heating radiators, a front facing UPVC double glazed window, a rear facing UPVC double glazed window and a UPVC door to the rear.

Landing

Having access to the loft and a UPVC double glazed window to the rear.

Bedroom One

Having a useful storage cupboard, a UPVC double glazed front facing window and a central heating radiator.

Bedroom Two

Having a useful fitted storage cupboard housing the combi boiler. There is also a UPVC double glazed front facing window and a central heating radiator along with mirrored wardrobes.

Bedroom Three

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

Bathroom

Fitted with a P-shaped bath with electric shower over, a hand wash basin and a W.C. There is also a UPVC rear facing double glazed window and a central heating radiator.

Outside

To the front of the property is a pebbled area and a driveway providing off street parking.

To the rear is a delightful, generous sized lawned garden with a decked seating area and a garden shed for additional storage.



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welcome to

Deightonby Street, Thurnscoe ROTHERHAM

- Three bedroom semi detached family home
- Beautifully presented & stylishly decorated accommodation throughout
- Well placed for amenities, schools & Thurnscoe train station
- Modern style kitchen with integrated appliances
- Driveway to the front providing off street parking

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

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120501 - 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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