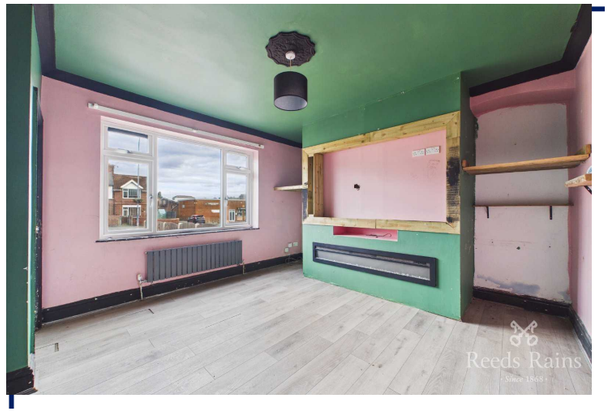
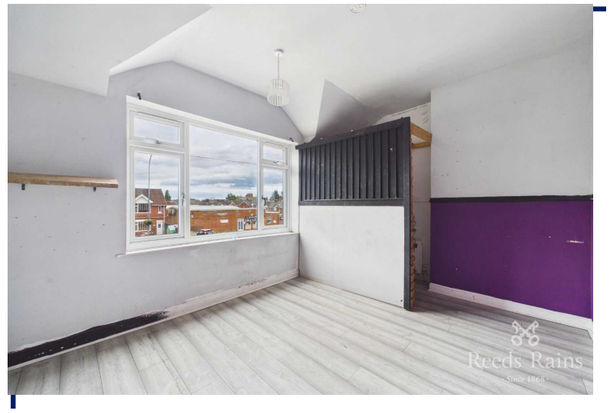
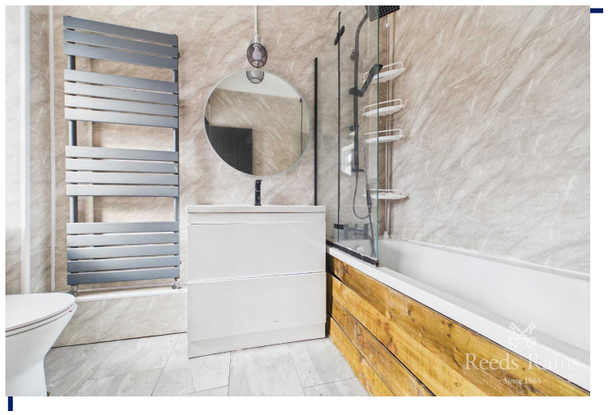


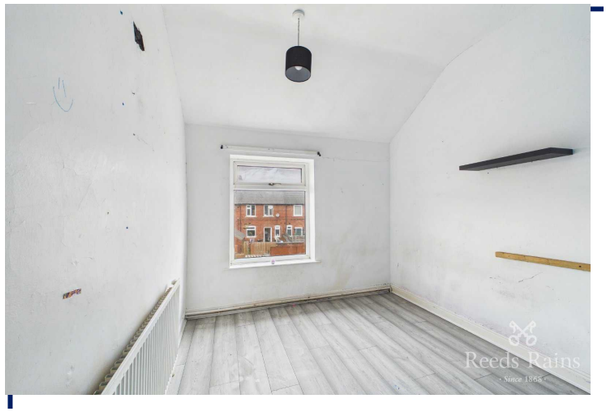


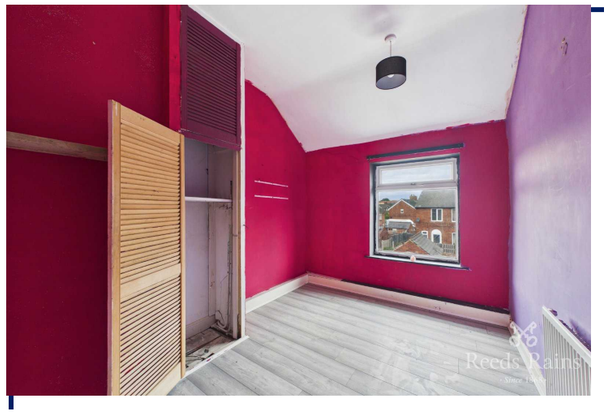












Green Arbour Road, Thurcroft,
Rotherham, South Yorkshire, S66

Asking Price: £100,000
Freehold

Reeds Rains

reedsrains.co.uk

Green Arbour Road, Thurcroft, Rotherham, South Yorkshire, S66

Asking Price: £100,000 Freehold

Council Tax Band: A
EPC Rating: D

Appealing to a range of buyers including investors, first-time buyers and families, this spacious three-bedroom mid-terrace home is situated in Thurcroft and benefits from off-street parking. The property is in need of some TLC, offering an excellent opportunity for those looking to add their own personal touch. Available with no upward chain.

Entrance Hall
Front facing uPVC door providing access to the property, laminate flooring, central heating radiator and staircase rising to the first floor.

Living Room
14'7" x 13'1" (4.45m x 4m)
Laminate flooring, central heating radiator, media wall with integrated electric fireplace and a front-facing double-glazed window.

Kitchen
9'10" x 9'9" (3m x 2.97m)
Fitted with a range of matching high-gloss wall and base units, work surfaces, inset sink and drainer with mixer tap, integrated electric oven, five-ring gas hob with cooker hood over and glass splashback behind, boiler cupboard, space for a washing machine and fridge freezer, laminate flooring and a rear-facing double-glazed window.

Rear Hall
Laminate flooring and a rear-facing uPVC door providing direct access to the rear yard.

Bathroom
9'7" x 6'11" (2.92m x 2.1m)
A ground floor bathroom fitted with a panelled bath with mains-fed waterfall shower and shower head over, wash hand basin with vanity unit beneath, low-flush W.C., heated towel rail, laminate flooring and a rear-facing double-glazed obscure window.

Landing
Laminate floor covering and access to the loft.

Master Bedroom
13'1" x 10'6" (4m x 3.2m)
A spacious master bedroom featuring laminate flooring, a central heating radiator, a walk-in shower and a front-facing double-glazed window.

Bedroom Two
12'3" x 9'3" (3.73m x 2.82m)
Laminate floor covering, a central heating radiator, built in storage cupboard and a rear facing double glazed window.

Bedroom Three
9'9" x 9'2" (2.97m x 2.8m)
Laminate flooring, a central heating radiator and a rear-facing double-glazed window.

Exterior
To the front is a spacious block-paved driveway providing ample off-street parking, while the enclosed rear yard benefits from an outbuilding providing useful storage.

Valuers Notes
Please note that, due to the nature of the sale, no services, fixtures, fittings or appliances have been tested by Reeds Rains.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.