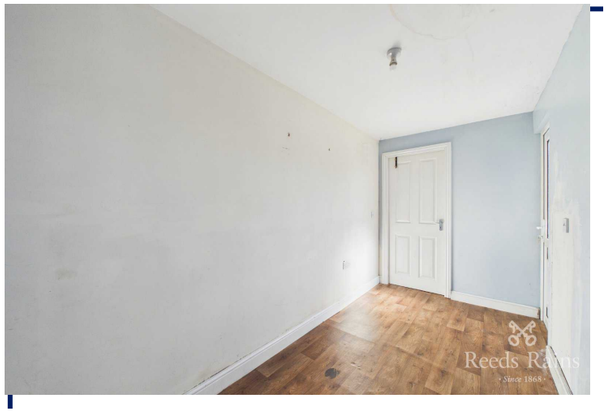

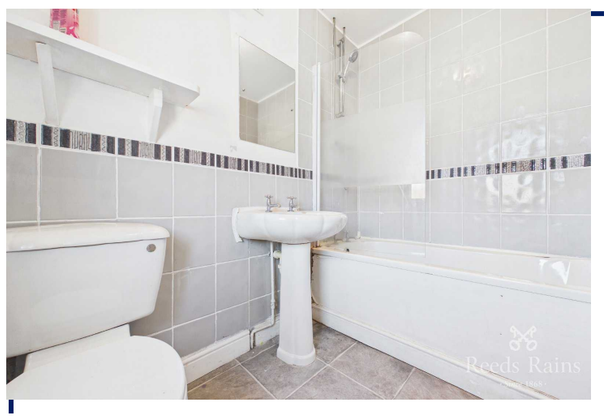

Rowena Drive, Thurcroft,
Rotherham, South Yorkshire, S66

Asking Price: £160,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Rowena Drive, Thurcroft, Rotherham, South Yorkshire, S66

Asking Price: £160,000 Freehold

Council Tax Band: A
EPC Rating: D

Ideal for first time buyers is this deceptively spacious three bedroom semi-detached home situated in a popular area of Thurcroft. The property offers well-proportioned accommodation throughout, along with off-street parking and a rear garden. Now available with no upward chain.

Entrance Hall
Front-facing uPVC door providing access to the property, laminate flooring, central heating radiator, side-facing double glazed window and staircase rising to the first floor with useful storage cupboard beneath.

Living Room
12' x 10' (3.66m x 3.05m)
Laminate flooring, a central heating radiator and a front-facing double glazed window.

Kitchen Dining Room
18'4" x 10'6" (5.6m x 3.2m)
A well-proportioned kitchen diner fitted with a range of matching wall and base units, work surfaces, inset sink and drainer, complementary splashback tiling, integrated electric oven, ceramic hob with cooker hood over, and space for a washing machine and fridge freezer. There is space for a dining table, central heating radiator, ceiling spotlights, vinyl flooring, rear-facing double glazed window and French doors providing direct access to the rear garden.

Porch/Office
13'1" x 5'9" (4m x 1.75m)
A well-proportioned porch offering potential as a home office, with vinyl flooring, front-facing double glazed window and uPVC doors providing access from both the front and rear.

Utility Room
6'8" x 6'2" (2.03m x 1.88m)
Having vinyl floor covering, work surface, space for a washing machine and tumble dryer and a rear facing double glazed obscure window.

Landing
Fitted carpet, built-in storage cupboard, loft access and a side-facing double glazed window.

Master Bedroom
11'9" x 10'4" (3.58m x 3.15m)
Fitted carpet, central heating radiator and rear-facing double glazed window.

Bedroom Two
10'11" x 9'11" (3.33m x 3.02m)
A further double bedroom with fitted carpet, central heating radiator and front-facing double glazed window.

Bedroom Three
8'2" x 6'11" (max) (2.5m x 2.1m (max))
Fitted carpet, central heating radiator and front-facing double glazed window.

Bathroom
7'9" x 5'10" (2.36m x 1.78m)
Having a panelled bath with mains shower over and glass shower screen, wash hand basin, low-flush W.C., partial splashback tiling, central heating radiator, vinyl flooring and side-facing double glazed obscure window.

Exterior
To the front of the property is a block-paved driveway providing off-street parking, along with a front garden with established shrubbery.

To the rear is a mainly lawned garden with a decking area and fenced boundaries, offering scope for improvement and landscaping.

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.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

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.

Other important information which you will need to know about this property can be found at reedsrains.co.uk