



Bluebell Way, Thurnscoe Rotherham S63 0FS

welcome to

Bluebell Way, Thurnscoe Rotherham

PICK OF THE BUNCH! Beautifully presented 3 bedroom semi-debt home on a sought-after estate. Boasting an en suite to bedroom 1, family bathroom, driveway & delightful rear garden. Well maintained throughout & ideally located for schools, shops, amenities and transport links. Perfect family home!



Agents Notes

Please note there is an annual ground rent of £149.72 per year.

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

Ground Floor: Entrance Hallway

A warm & welcoming entrance hallway which comprises of a central heating radiator and an entrance door to the front. Also having stairs that lead to the first floor accommodation with a useful under-stairs storage cupboard.

Downstairs W.C

Fitted with a W.C, a wash basin and a central heating radiator. Also having a UPVC double glazed window to the front.

Lounge

A lovely aspect living and family space which comprises of a central heating radiator and UPVC double glazed french doors leading to the rear.

Kitchen/Dining Room

A delightful & modern style kitchen space which is presented with a range of shaker style wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the appliances such as the electric oven and gas hob with the cooker hood above. Also having an integrated dishwasher, washer & fridge/freezer, a central heating radiator, a combi boiler and a UPVC double glazed window to the front.

1st Floor: Landing

Access to the loft. Also having a central heating radiator and a useful storage cupboard.

Bedroom One

A lovely bedroom, which has a central heating radiator and a UPVC double glazed window to the rear. A separate door leads through to the en-suite.

En-Suite

A stylish suite which is partially tiled, and fitted with a shower cubicle, a W.C & hand wash basin, a central heating radiator and a UPVC double glazed window to the side.

Bedroom Two

A lovely bedroom, which has a central heating radiator and a UPVC double glazed window to the front.

Bedroom Three

A rear facing bedroom which comprises of a central heating radiator and a UPVC double glazed window to the rear.

Bathroom

A partially tiled suite, which comprises of a bath with a shower over, a W.C & a hand wash basin. There is also a central heating radiator and a UPVC double glazed window to the front.

Exterior:

To the front of the property is a good sized double driveway with EV charging point, perfect for off street vehicle parking space.

To the rear is a well-maintained lawned garden, which benefits from a decked patio/seating area, a pebbled area, an outside tap and flower beds. A lovely outside space for guest & family entertainment!



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welcome to

Bluebell Way, Thurnscoe Rotherham

- 3 bedroom semi detached home. Council Tax C. EPC B
- Sought after residential estate -excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout, well maintained inside & out
- 3 bedrooms, en suite to master, family bathroom
- Driveway to front with EV charging point

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£190.000-£200.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120380 - 0002

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