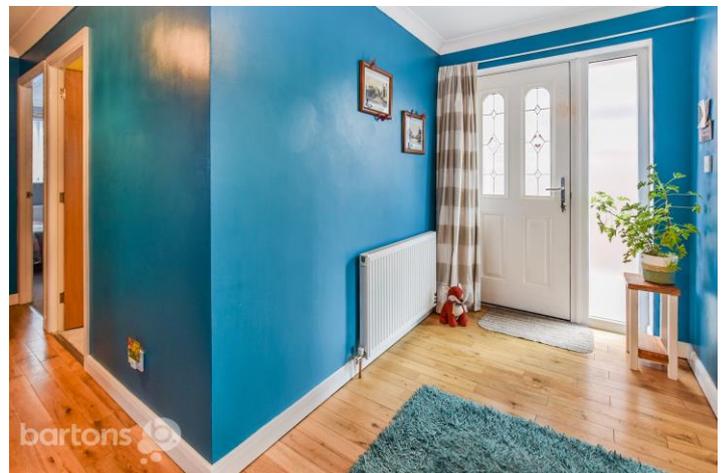




Sawn Moor Avenue Thurcroft Rotherham S66 9DX

£275,000



- Outstanding Three Bedroom Detached Bungalow
- Location with Nearby Walks and Local Amenities inc Shops, Doctor Surgery and Pharmacy
- Spacious Lounge, CONSERVATORY EXTENSION with Under Floor Heating
- Two Double Bedrooms with Built-in Wardrobes, Third - Ideal for Grand Parenting Duties
- Larger Plot with Lots of Secure Parking and a Detached Garage
- Well Maintained and Beautifully Appointed Throughout
- Modern Breakfasting Kitchen in a Contemporary Gloss Finish with Peninsula Seating and rear French Doors
- Sleek Modern family Bathroom

Hawthornes is an **OUTSTANDING** three bedroom **DETACHED BUNGALOW** occupying a sizeable plot with a detached Garage, lots of parking space for the family and a delightful mature rear garden.

It is well maintained and beautifully appointed throughout and is located within Thurcroft Village which has nearby field side walks, and local amenities including shops, the Village Surgery and Pharmacy all close by.

Secure sliding gates open onto an expansive driveway which in turn leads to a detached Garage. A side door provides access into a welcoming Hallway beyond which is a spacious main Lounge Reception with French doors opening into a fabulous **CONSERVATORY EXTENSION** which has a solid roof and separately thermostat operated underfloor heating. The Breakfasting Kitchen has been designed for ease of use in mind with plenty of storage units in a smart gloss finish with a connecting Breakfast Bar peninsula to the far end and with integrated cooking appliances. Further French doors provide everyday access to the Garden.

There are two double bedrooms with built-in wardrobes, a single bedrooms - ideal for the grand children, and a sleek modern dividing Family Bathroom with over bath Shower.

Externally it doesn't disappoint having a spacious block paved Patio Seating area and a natural garden, a haven for butterflies, to the bottom. With lots on offer, and a no expense approach in creating this wonderful bungalow, we would strongly recommend a personal inspection.

Viewings strictly by appointment. EPC to Follow





GROUND FLOOR
935 sq. ft. (86.9 sq. m.) approx.



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TOTAL FLOOR AREA - 935 sq. ft. (86.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**