



**Park Vale Drive, Thrybergh Rotherham S65 4HZ**

**welcome to**

**Park Vale Drive, Thrybergh Rotherham**

£170,000 - EXCELLENT FAMILY-SIZE ACCOMMODATION - MUST BE VIEWED! Offered to market is this three bedroom semi detached property situated in a popular location. Offering excellent family sized accommodation with spacious rooms & a delightful front garden & rear patio... CALL TO VIEW!!!



### **Entrance Porch**

Having a front facing double door.

### **Lounge**

18' 3" x 11' 11" plus bay window ( 5.56m x 3.63m plus bay window )

Having a front facing bay window and a radiator.

### **Kitchen**

7' 8" x 18' 2" ( 2.34m x 5.54m )

Fitted with wall and base units with worktops housing the sink & drainer. There is also space & plumbing for a cooker, a fridge/freezer & a washing machine. Having a side & rear facing window & a rear facing sliding door.

### **Conservatory**

6' 11" x 15' 2" ( 2.11m x 4.62m )

Having a side facing window & rear facing window & door.

### **Landing**

Having a side facing window.

### **Bedroom One**

12' 3" x 11' 2" ( 3.73m x 3.40m )

Having a front facing window and a radiator.

### **Bedroom Two**

6' 11" x 8' 11" ( 2.11m x 2.72m )

Having a front facing window and a radiator.

### **Bedroom Three**

11' 11" x 10' 4" ( 3.63m x 3.15m )

Having a rear facing window and a radiator.

### **Bathroom**

Fitted with a bath & shower, a hand wash basin and a WC. Having a rear facing window & a heated towel rail.

### **Outside**

To the front of the property is a lawned garden.

To the rear is a patio and a garage.



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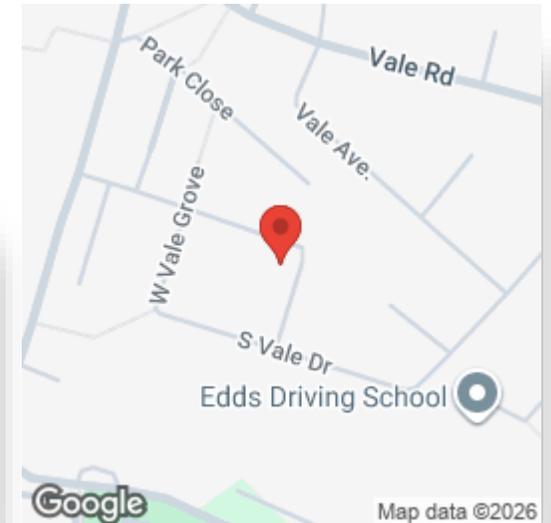
- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Well placed to local amenities & transport links
- Front garden & rear patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116503 - 0003

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