



## 6 Marlborough Close

Thurnscoe, Rotherham, S63 0TA

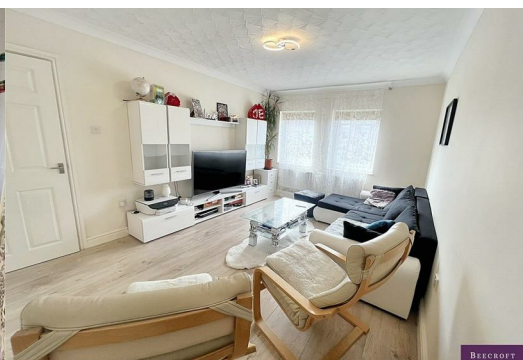
£70,000



ATTENTION INVESTOR AND FIRST TIME BUYERS !

This well presented and pleasantly spacious two-bedroom flat, offers the convenience of dedicated off-road parking. A perfect blend of contemporary style and homely charm creates an inviting atmosphere that welcomes you the moment you arrive.

Located in the desirable Marlborough Close, this property not only provides a peaceful retreat but also the benefit of hassle-free parking—a rare find. Ground rent is £10.00 annual.





ENTRANCE HALL

With laminate flooring, and access to all rooms and a walk-in storage cupboard.

LOUNGE

This very comfortable size room has two front facing windows, and laminate flooring.

BREAKFAST KITCHEN

With rear facing windows, and fitted with wall and base units with solid timber doors, granite effect worktops with inset stainless steel sink and tile splashback behind. There is plumbing for a washing machine, and space for a fridge freezer and tumble drier. Fitted electric hob with hood over and electric oven beneath. Tile flooring.

BEDROOM ONE

A double bedroom with fitted furniture, double glazed window and radiator.

BEDROOM TWO

A good size second bedroom with radiator and double glazed window.

BATHROOM

A three piece suite.

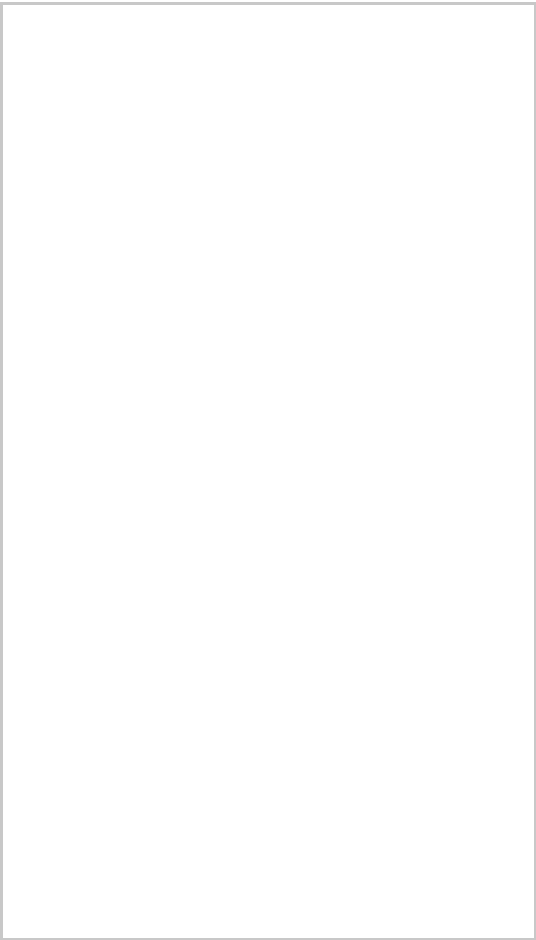
OUTSIDE

Allocated parking and communal areas.

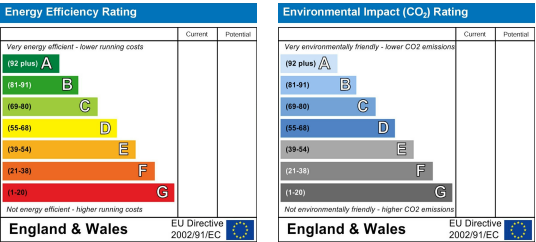
Area Map



Floor Plans



Energy Efficiency Graph



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