



## Brunswick Street

Thurnscoe, Rotherham, S63 0HU

Guide Price £120,000 - £130,000



- THREE BEDROOM TERRACE PROPERTY
- NO UPWARD CHAIN
- TWO BATHROOMS
- GOOD COMMUTE LOCATION
- EPC RATING: C

- OFF ROAD PARKING
- BEAUTIFUL ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- GCH DG
- COUNCIL TAX BAND: A

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HUNTERS ARE PLEASED TO BRING TO THE MARKET THIS MODERN, THREE BEDROOM TERRACED PROPERTY, LOCATED IN THURNSCOE. Boasting no upward chain, off road parking, enclosed beautiful rear garden with generous dimensions. Close to all local amenities with Thurnscoe High Street a short walk away offering supermarkets, local business and public houses, surrounded by reputable schools with good links via road or rail to Barnsley, Rotherham, Doncaster and Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot for any buyer. Property briefly comprises of Lounge, Kitchen, three Bedrooms one with ensuite and family Bathroom. CALL NOW TO AVOID MISSING OUT!!

## ENTRANCE HALL

Through a uPVC front entrance door this leads into the roomy hallway with carpeted staircase rising to first floor landing, uPVC window to the front, wall mounted radiator and doorways leading to the living room, kitchen/diner and family bathroom.

## LOUNGE

16'7" x 11'5"

A bright and airy living space with two uPVC windows to the front and rear filling this room with natural light. Plenty of room for furniture comprising of carpet flooring, two wall mounted radiators and aerial point in place.

## KITCHEN

13'6" x 10'11"

A modern kitchen with an array of wall and base units adding storage, contrasting work surface over with integrated four ring electric hob and electric oven with extractor fan over, stainless steel sink, drainer and mixer tap with space and plumbing for washing machine, splash back tiles to walls, uPVC window to the rear with further uPVC rear entrance door leading out to the garden.

## BATHROOM

7'9" x 5'6"

A good sized family bathroom with three piece white fitted comprising of low flush WC, pedestal sink and panelled bath, splash back tiles to walls with uPVC frosted window to the side elevation.

## LANDING

Spacious landing having uPVC window to the rear and wall mounted radiator, all doorways then lead to bedrooms.

## BEDROOM ONE

16'7" x 10'4" NARROWING TO 9'5" x 7'1"

A generous sized master bedroom with plenty of room to add storage if needed, two uPVC windows to the front and rear let in the natural light, two wall mounted radiators, carpet flooring, built in storage cupboard and doorway leading to the en-suite.

## ENSUITE

6'8" x 4'1"

A handy addition to any house hold this en-suite comprising of corner shower unit, pedestal sink, low flush WC, tiles to walls and frosted uPVC window to the front.

## BEDROOM TWO

12'8" x 8'5"

A second double bedroom neutrally decorated with built in storage cupboard, carpet flooring, wall mounted radiator and uPVC window to the front.

## BEDROOM THREE

9'8" x 7'11"

A small double or good sized single room neutrally decorated with wall mounted radiator, carpet flooring and uPVC window overlooking the beautiful rear garden.

## EXTERIOR

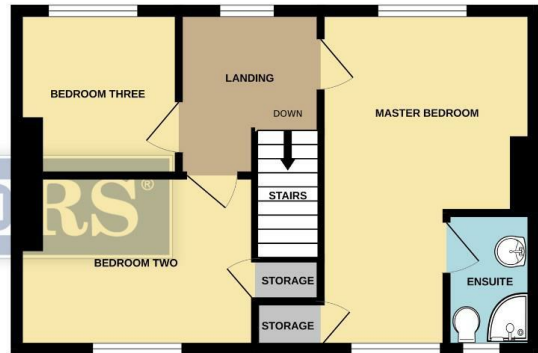
The front of the property has great kerb appeal. Having steps and pathway leading up to the front entrance with access to the rear down the shared alley, to the front is a garden mainly laid to lawn with hedges surrounding the boarding adding not only colour but privacy. Adding further wow factor to this family home is this well designed, fully enclosed, well maintained garden rear garden. Benefiting off newly laid artificial grass, with a sizeable slabbed patio perfect for entertaining in the summer months with an extra bonus of a beautiful raised stoned area to the rear end of the garden with its very own raised vegetable plots. Surrounding by wooden fencing for added privacy.

# Floorplan

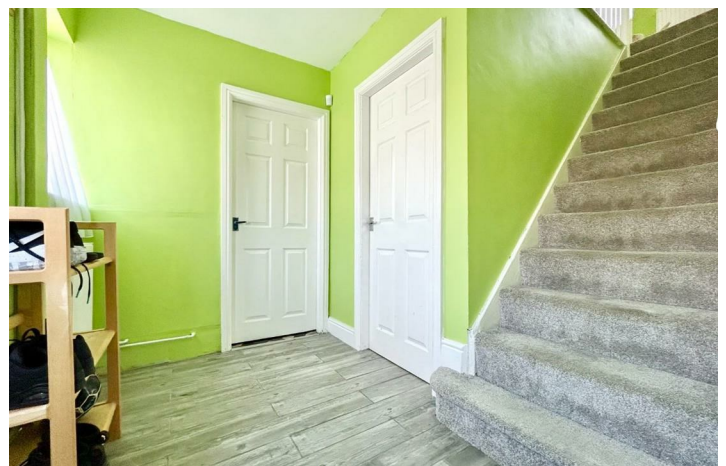
GROUND FLOOR

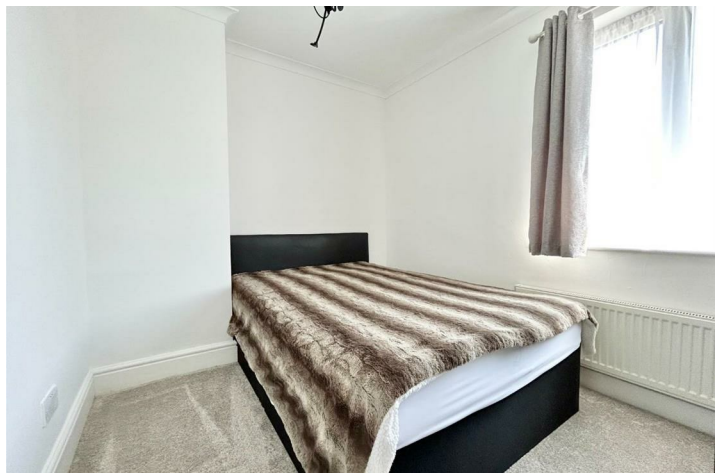


1ST FLOOR



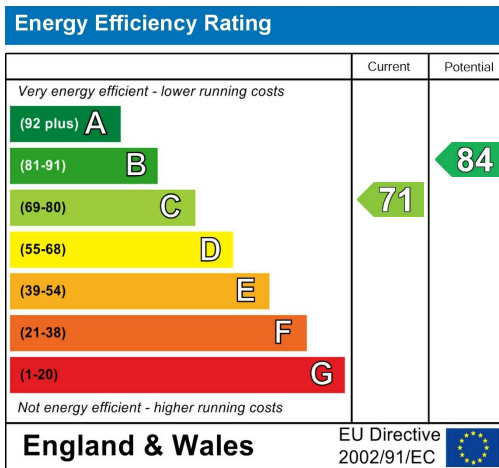
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph

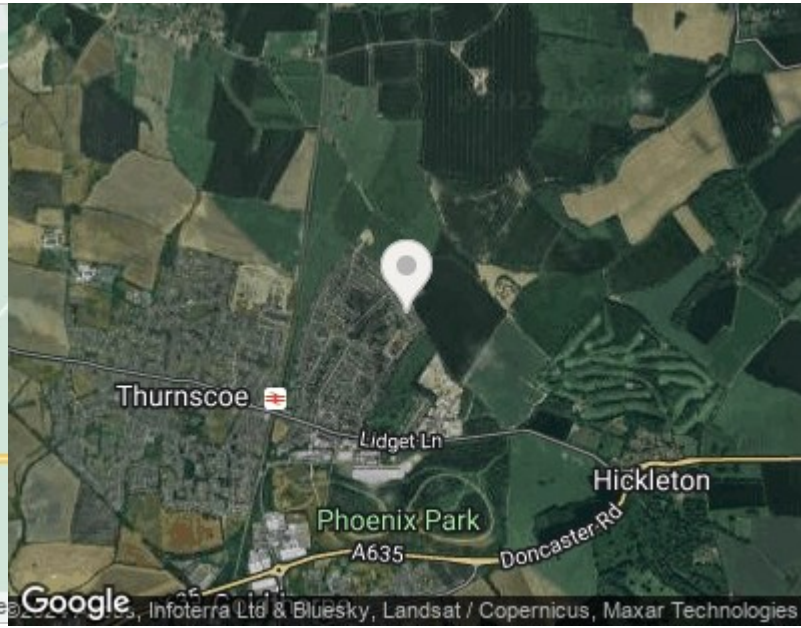


## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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