



## Whinside Crescent

Thurnscoe, Rotherham, S63 0PN

Offers In The Region Of £189,950



- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- LARGE GARDEN AREA
- GOOD COMMUTE LOCATION
- EPC RATING: B

- NEW BUILD
- DOWNSTAIRS WC
- HIGH END FITTINGS AND FIXTURES
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: TBC

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HUNTERS ARE EXCITED TO BRING YOU THIS STUNNING, UNIQUE THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED IN A POPULAR STREET IN THURNSCOE. Boasting from off street parking, new and stylish fixture and fittings throughout and spacious layout. Close to all local amenities with Thurnscoe high street offering supermarkets, local business and public houses, surrounded by reputable schools, good transport links either 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 open plan living with living room, kitchen/diner, three good sized bedrooms, family bathroom and downstairs WC. VIEWINGS ARE A MUST!!

## ENTRANCE HALL

Stepping through the front entrance door, leads you into this captivating property. A great first impression on any guest with comprising neutral décor, wall mounted radiator, uPVC window, under stairs storage cupboard with doors leading to the Kitchen/Diner, Lounge and downstairs WC.

## OPEN PLAN LIVING AREA

27'03 x 18'00 (8.31m x 5.49m)

## LOUNGE AREA

9'06 x 18'00 (2.90m x 5.49m)

A great room to entertain family and friends, filled with plenty of natural sources of light through uPVC window to the front and uPVC French doors opening to the beautiful garden. Comprising of neutral décor with open plan layout leading straight into the Kitchen/Diner with stairs rising to the first floor landing.

## KITCHEN DINING ROOM

10'03 x 18'00 (3.12m x 5.49m)

Adding further wow factor to this stunning property is the well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a large dining table and chairs. Benefiting an array of wall and base units providing plenty of storage with complimentary work surface over. Comprises of sink, drainer and mixer tap, built in four ring electric hob with extractor hood over, integrated electric oven and under counter space and plumbing for washing machine. UPVC windows to the front and side elevation with wall mounted radiator and inset lighting.

## DOWNSTAIRS WC

3'01 x 5'09 (0.94m x 1.75m)

A handy addition to any busy household is the generously sized downstairs WC. comprising of low flush WC, wash hand basin with vanity unit, wall mounted radiator with extractor fan in place to finish.

## LANDING

The spacious layout continues, from landing doors lead to all three bedrooms and family bathroom. Having uPVC window to the front elevation and access to loft.

## BEDROOM ONE

16'04 x 8'10 (4.98m x 2.69m)

A stunning master suite offering that extra storage space we all crave. Comprising of neutral décor, aerial point, wall mounted radiator and uPVC window.

## BEDROOM TWO

10'06 x 9'00 (3.20m x 2.74m)

Bright and airy double bedroom with plenty of space. Comprises of wall mounted radiator, uPVC window and aerial point in place.

## BEDROOM THREE

9'10 x 8'10 (3.00m x 2.69m)

A further good sized bedroom comprising of neutral décor, wall mounted radiator, aerial point and uPVC window.

## BATHROOM

7'02 x 8'08 (2.18m x 2.64m)

A contemporary and serene family bathroom, with cool toned tiling, panelled bath with shower over and glass screen, low flush WC with vanity unit with wash hand basin, chrome heated towel rail and frosted uPVC window.

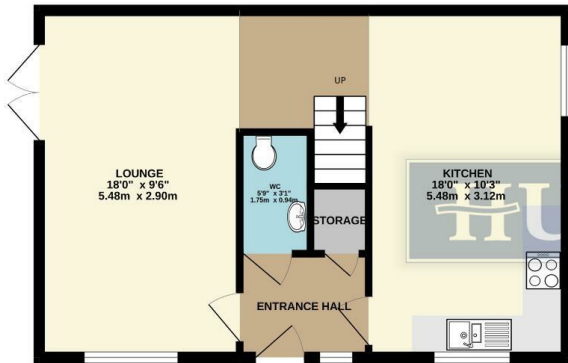
## EXTERIOR

The property boasts great kerb appeal. To the front is an easy to maintain front garden area being mainly laid to lawn, with large paved driveway providing ample off road parking with stairs rising to the front entrance.

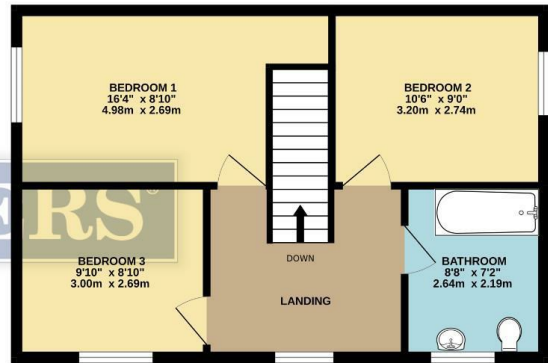
To the side of the property is a splendid garden area, benefiting from a sizeable lawn with plenty of room to add extra garden furniture.

# Floorplan

GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.

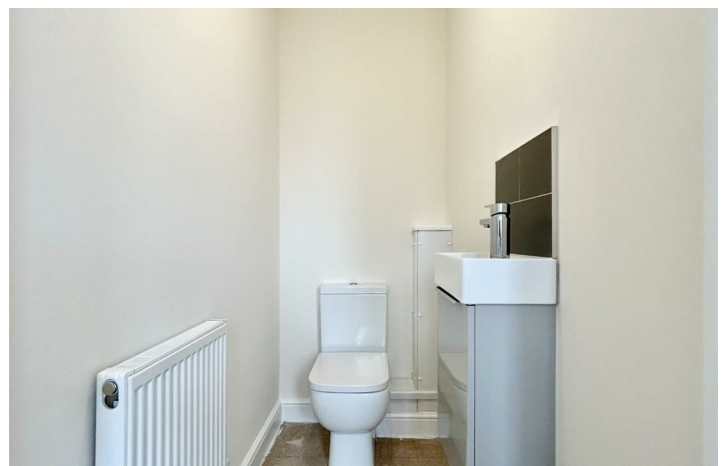


1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

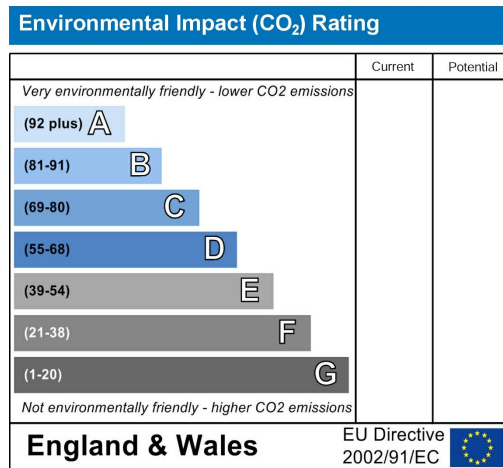
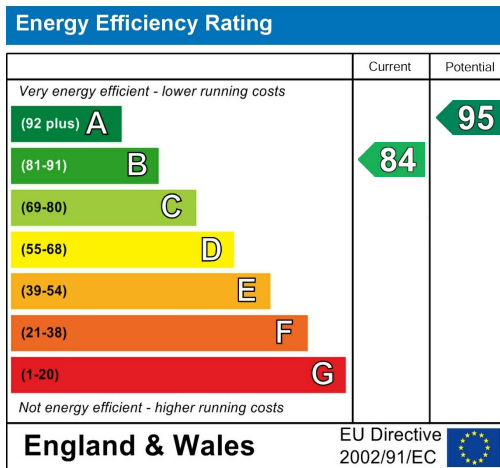
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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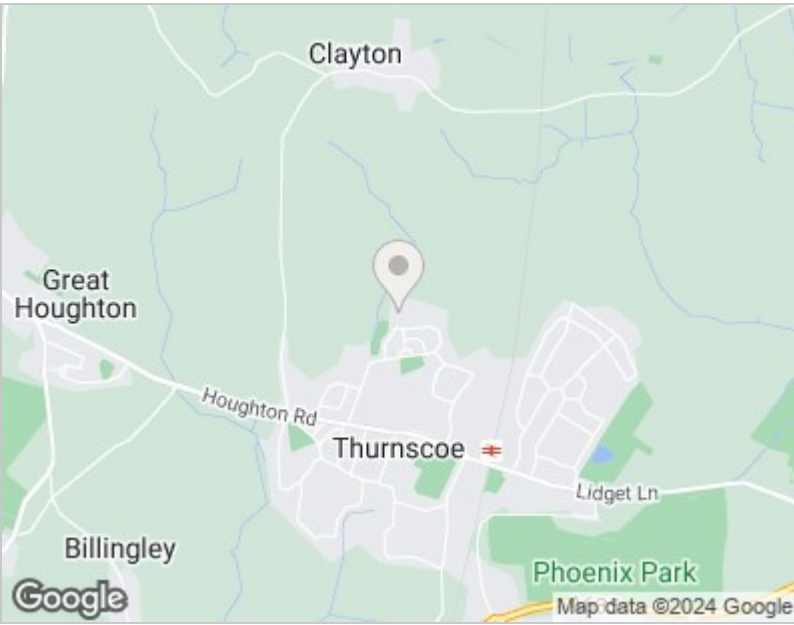
## Energy Efficiency Graph



## 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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