



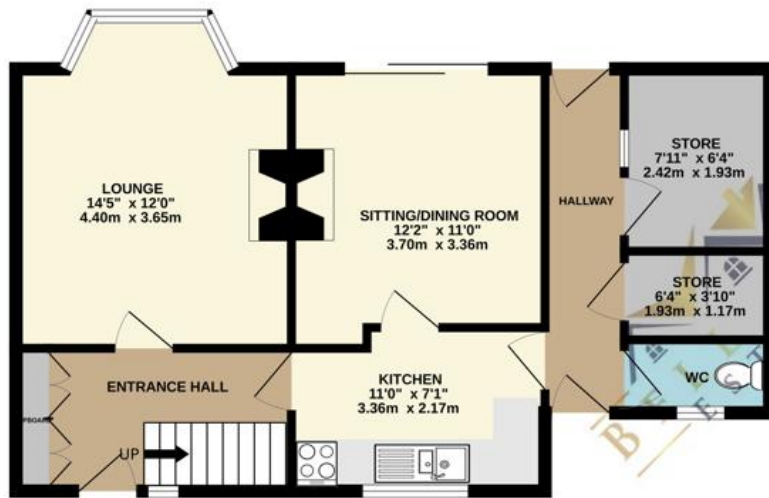
60 Green Arbour Road | Thurcroft | S66 9DB

Guide Price £150,000 to £160,000

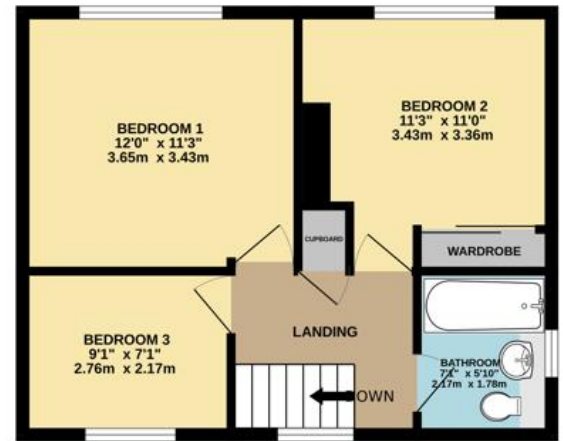
Bell & Co Estates are delighted to present this three-bedroom semi-detached home located in the heart of Thurcroft, selling with no onward chain. This property is ideal for families or first-time buyers looking for a home they can move straight into. To the ground floor the entrance hallway is a bright and welcoming space with ample room for coats and shoes, setting the tone for this spacious home. The kitchen features plenty of floor and wall units, offering a contemporary yet functional space for cooking and dining. The rear houses two reception rooms; a cosy lounge offering a relaxing living area, and the separate dining room provides additional living space with views of the garden. The inner hall leads to a downstairs WC for added convenience as well as a utility space, a versatile area that can serve as a home office, utility room, or playroom. To the first floor the master bedroom is a generous space, there are two additional bedrooms, both well-proportioned and perfect for children, guests, or as a home office as well as a family bathroom, a modern and stylish space, featuring a shower over bath, WC, and sink unit. To the front of the property the driveway provides off-road, gated parking. To the rear is an enclosed outdoor space featuring, a grassed area ideal for children or pets and a patio, perfect for entertaining or al fresco dining. Situated in a prime location in Thurcroft, this home is close to local schools, amenities, and transport links, making it a convenient and sought-after area for families. Viewing is highly recommended to fully appreciate the space, and versatility this home offers.



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

60 Green Arbour Road
Thurcroft
ROTHERHAM
S66 9DB

Energy rating

D

Valid until
8 March 2033

Certificate number
2130-7987-8070-6008-1505

Property type Semi-detached house

Total floor area 82 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements