



52 KATHERINE ROAD THURCROFT, S66 9HH

£80,000
FREEHOLD

*****GUIDE PRICE £80,000-£85,000*****

ATTENTION INVESTORS AND FIRST TIME BUYERS, For sale is this recently upgraded three bedroom mid terrace family home. The property is situated in a sought after location, close to local schools and amenities.

This property features a well-proportioned entrance hallway leading to a spacious living room with a decorative fireplace and ample storage. The newly fitted kitchen includes modern appliances and access to a rear hallway, which connects to a contemporary downstairs bathroom. Upstairs, the first-floor landing provides access to three bedrooms, including a large master bedroom with additional storage. Outside, the property offers a front enclosed garden and a low-maintenance rear yard with a brick-built outbuilding.

**Kendra
Jacob**

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Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. _
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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