



**West Street, Thurcroft Rotherham S66 9LE**



**welcome to**

**West Street, Thurcroft Rotherham**

ATTENTION FIRST TIME BUYERS or INVESTORS!! Spacious THREE bedroom mid terraced property with OFF ROAD PARKING!! Close to amenities and transport links!! NEW PRICE £110,000



### **Entrance Hall**

Front facing double glazed composite door leading into hallway with laminate flooring and central heating radiator.

### **Lounge**

10' 8" x 14' 10" To side of chimney breast ( 3.25m x 4.52m To side of chimney breast )

Spacious lounge with the main focal point of the room being feature fire place. Continuation of the laminate flooring, front facing double glazed window and central heating radiator.

### **Dining Room**

13' 10" x 11' 11" To side of chimney breast ( 4.22m x 3.63m To side of chimney breast )

Continuation of the laminate flooring. Rear facing double glazed window and central heating radiator.

### **Kitchen**

12' 11" x 6' 8" ( 3.94m x 2.03m )

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Space for cooker and fridge freezer. Tiled flooring, rear facing double glazed window and door and central heating radiator.

### **Utility Room**

13' 3" x 5' 2" ( 4.04m x 1.57m )

Wall mounted combi boiler and plumbing for washing machine. Two side facing double glazed windows.

### **Stairs And Landing**

Stairs rising to first floor with central heating radiator and access to loft space.

### **Bedroom One**

13' 9" x 8' 4" Into recess ( 4.19m x 2.54m Into recess )

Front facing double glazed window and central heating radiator.

### **Bedroom Two**

9' 10" x 11' 3" ( 3.00m x 3.43m )

Rear facing double glazed window and central heating radiator.

### **Bedroom Three**

10' 10" x 9' 9" ( 3.30m x 2.97m )

Front facing double glazed window and central heating radiator.

### **Bathroom**

Four piece suite comprising low flush WC, pedestal wash hand basin, paneled bath and separate shower enclosure with rainfall shower. Rear facing double glazed window and central heating radiator.

### **Outside Space**

Driveway to the front allowing parking for one car. Pebbled and decked area perfect for garden furniture. Patio area with raised boarders. Yard to the rear with storage shed.



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## West Street, Thurcroft Rotherham

- SPACIOUS THREE BEDROOM MID TERRACED
- CLOSE TO AMENITIES
- GREAT FOR FIRST TIME BUYERS OR INVESTORS
- OFF ROAD PARKING
- Council Tax Band - A

Tenure: Freehold EPC Rating: D

guide price

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT106821 - 0006

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