



Guilbert Avenue, Thurcroft Rotherham S66 9QE

welcome to

Guilbert Avenue, Thurcroft Rotherham

FABULOUS OPPORTUNITY FOR RE-DEVELOPMENT. Three bedroom semi detached house priced to attract either the developer/investor or first time buyer. Located within easy reach of a host of amenities within Thurcroft and only a short drive to motorway connections. NO UPWARD CHAIN



Entrance Hall

Front double glazed UPVC door opens into the hallway having carpet flooring and central heating radiator.

Cloakroom

Side double glazed window, tiled flooring, low flush WC and central heating radiator.

Lounge

13' 1" x 16' 1" (3.99m x 4.90m)

Comprises of carpet flooring, rear double glazed window, electric fire and central heating radiator.

Dining Room

10' 6" to recess x 10' 2" (3.20m to recess x 3.10m)

Front double glazed window and central heating radiator.

Kitchen

10' 2" x 5' (3.10m x 1.52m)

Fitted wood kitchen units with a range of wall and base units incorporating stainless steel sink and drainer and space for cooker. Side double glazed window, central heating radiator and tiled flooring.

Utility Room

7' 10" x 5' 9" (2.39m x 1.75m)

Comprises of side double glazed window and UPVC door, tiled flooring and plumbing for washing machine.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and combi boiler in cupboard.

Bedroom One

10' 7" recess x 13' 4" (3.23m recess x 4.06m)

Carpet flooring, front double glazed window, central heating radiator and storage cupboard.

Bedroom Two

8' 9" x 12' 4" (2.67m x 3.76m)

Carpet flooring, rear double glazed window and central heating radiator.

Bedroom Three

7' 10" x 8' 8" (2.39m x 2.64m)

Carpet flooring, rear double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, vanity hand wash basin and electric shower in cubicle. Vinyl flooring, full wall tiling, front double glazed window and central heating radiator.

Outside Space

To the front and side of the property is a lawned garden. To the rear of the property is also a lawned garden with a patio seating area, storage shed and views to the rear.



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Guilbert Avenue, Thurcroft Rotherham

- ****NO UPWARD CHAIN****
- **THREE BEDROOM SEMI DETACHED HOUSE**
- **REQUIRES MODERNISATION**
- **POPULAR VILLAGE LOCATION**
-

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107621 - 0002

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