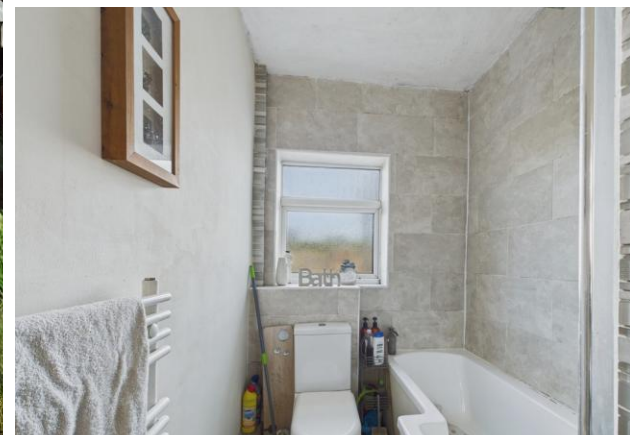


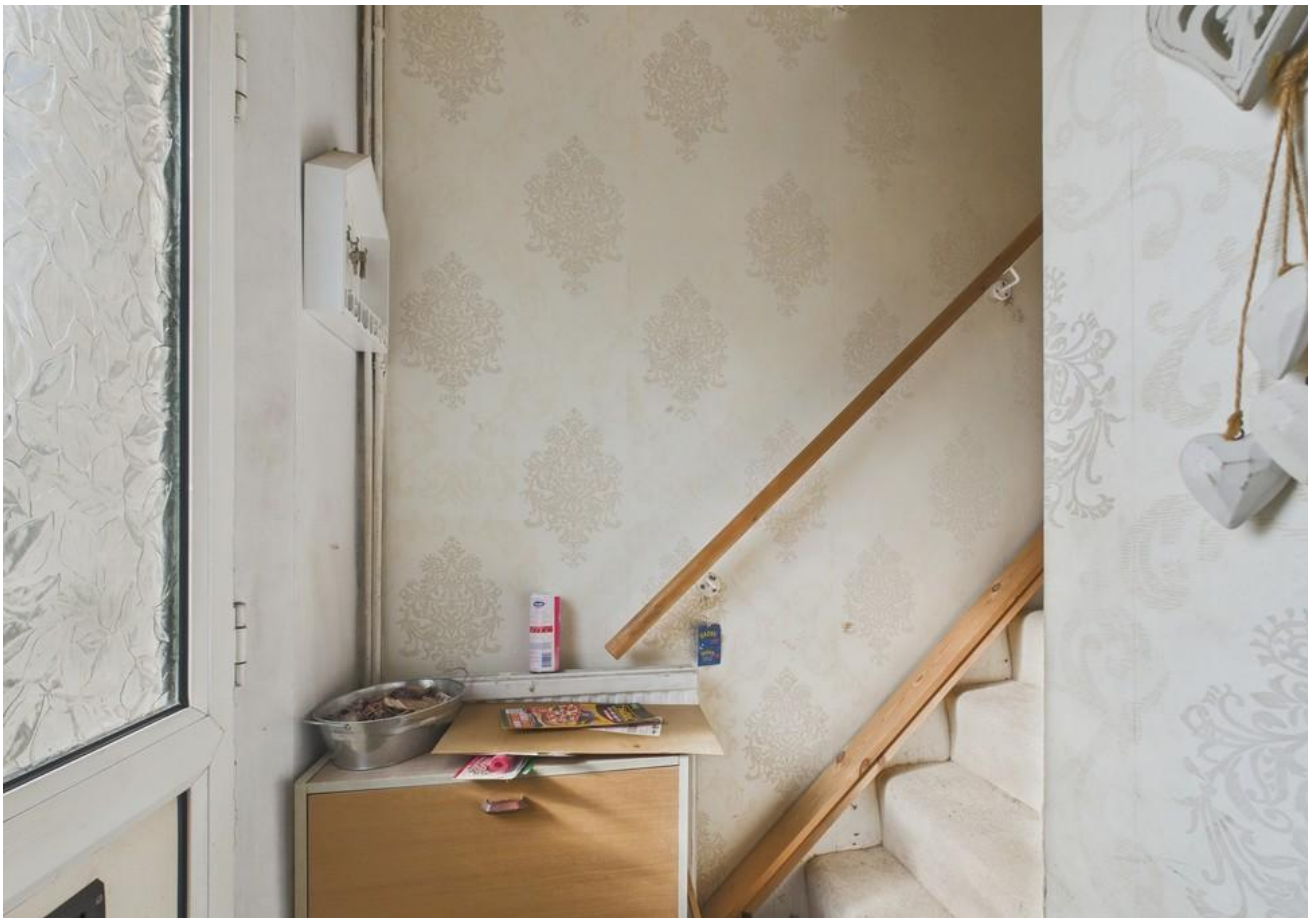
**FOR SALE**



**George Street, Thurnscoe**  
**Asking Price Of £85,000**

  
**MARTIN&CO**





## George Street, Thurnscoe

3 Bedrooms, 1 Bathroom

Asking Price Of £85,000

- Semi detached
- Three bedrooms
- Cul de sac
- Gardens
- Commuter links

Positioned on a cul-de-sac in Thurnscoe, George Street is a three-bedroom semi-detached home that offers a good amount of space and a practical layout, making it a suitable option for a variety of buyers. Whether it's a first home, an investment opportunity, or a move up the ladder, this property has the essentials in place and sits in a location with strong local connections.

Set back from the road, the front garden provides a buffer from passing foot traffic and adds to the sense of privacy. The rear garden is a decent size too, offering space for sitting out or creating a more established outdoor area over time. There's enough room for kids to play or for anyone with a bit of a gardening interest to make use of.

Inside, the house begins with a simple entrance hallway that leads straight into the lounge, which sits at the front of the property. The room is well-proportioned and centred around an electric fire, giving the space a clear focal point. It's a comfortable room that can easily accommodate a full lounge set-up without feeling cramped.

The kitchen sits at the back of the house and features a range of fitted wall and base units, along with an integrated oven, hob, and extractor hood. There's enough room here for additional appliances and storage, and while the layout is already functional,





there's scope to update or personalise to suit changing needs over time.

Accessed from the kitchen is the rear conservatory, which extends the ground floor living space and gives direct access out to the garden. It's a useful addition, whether used as an extra sitting area, playroom, or even a space to eat when the weather allows.

Completing the ground floor is the bathroom, which is fitted with a three-piece suite.

Upstairs, the first floor landing connects three well-sized bedrooms. All are a good shape and provide flexibility in terms of layout and use – ideal for families needing extra room, for guests, or for those working from home. The proportions are well balanced, and unlike many homes of a similar type, there's no compromise on space with all three rooms being usable.

George Street is well located for day-to-day needs. Thurnscoe High Street is close by and provides a range of local shops, takeaways and services. For larger supermarkets, there's an Asda and Tesco in nearby Goldthorpe and a Lidl a short drive away.

For those relying on public transport, Thurnscoe train station is less than a mile away and offers direct services to Sheffield, Leeds and Doncaster, making it a practical spot for commuters. Local bus routes run through the area as well, connecting neighbouring towns and villages. Drivers will also appreciate easy access to the A635 and A1(M), linking to the wider motorway network.

Families will find several schools nearby, including The Hill Primary Academy and Gooseacre Primary Academy, both within walking distance. For secondary education, Astrea Academy Dearne is also accessible within the local area.

With a cul-de-sac setting, decent plot size, and strong links to surrounding towns and cities, this home offers a practical and affordable opportunity to settle in a well-connected part of South Yorkshire. There's room to improve and personalise over time, but with three proper bedrooms and additional space on the ground floor, it already offers plenty to work with.



**ENTRANCE HALL** With a staircase rising to the first floor landing, door to the lounge and front facing entrance door.

**LOUNGE** A good size lounge with coving to the ceiling and front facing window.

**KITCHEN** With coving to the ceiling and a range of fitted wall and base units in high gloss cream. Wall units include extractor hood. Base units include a one and a half bowl sink, oven, hob, tiled splash backs and rear facing window.

**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath and rear facing window.

**CONSERVATORY** With side and rear facing windows, plumbing for washing machine.

**LANDING** Side facing window and loft access.

**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A generous size sing bedroom with rear facing window.

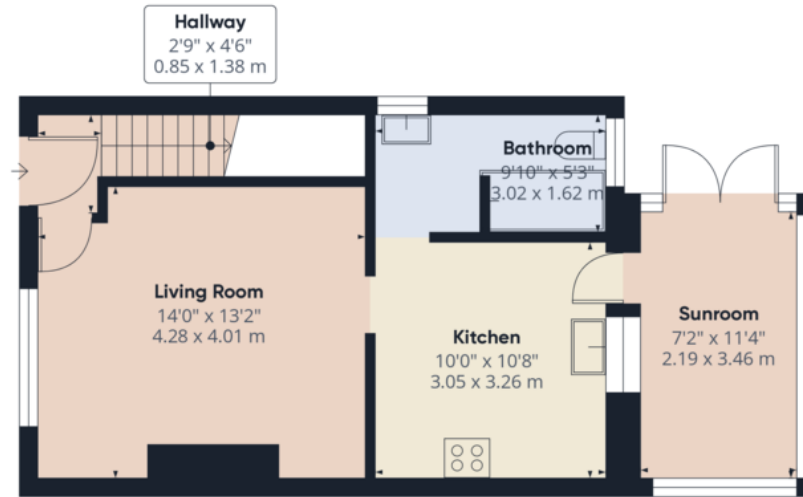
**OUTSIDE** Having garden areas to the front and rear.



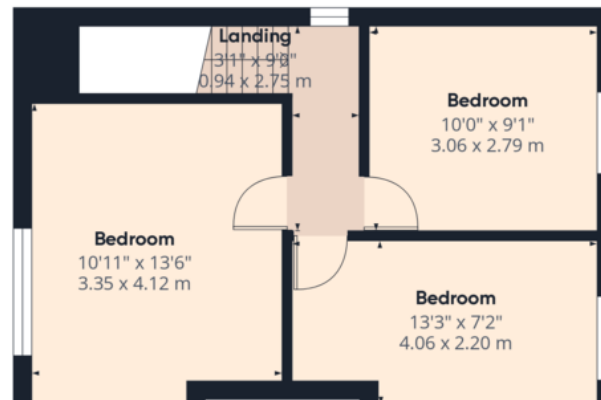
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Ground Floor



**Approximate total area<sup>(1)</sup>**  
824.52 ft<sup>2</sup>  
76.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Martin & Co Rotherham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.