

FOR SALE



School Road, Thurcroft
Guide Price £170,000


MARTIN&CO



School Road, Thurcroft

2 Bedrooms, 1 Bathroom

Guide Price £170,000

- Semi detached
- Three bedrooms used as two bedrooms
- No chain
- Drive and garage

GUIDE PRICE £170,000 - £180,000. Set on a well-regarded road in the heart of Thurcroft, this property offers a practical and flexible layout that's ready to suit a range of buyers. Originally laid out as a three-bedroom home, the current configuration includes two generously sized bedrooms, though reinstating the third would be straightforward. Offered to the market with no onward chain, it's an opportunity to buy in a location where everything from daily essentials to schools and commuter links are close at hand.

A driveway and detached garage sit to the side of the home, with a tidy front garden giving a pleasant street presence. The rear garden is a particularly strong feature—larger than average, mostly laid to lawn, and including a patio area ideal for outdoor seating or entertaining. There's also a useful shed for storage. Inside, the property opens to an entrance hall with staircase rising to the first floor. The lounge has French doors that lead out to the garden and an inset electric stove set within a traditional fireplace. It's a good-sized room with plenty of natural light, and the connection to the garden gives it a nice open feel. The kitchen diner spans the depth of the house and offers a range of oak-effect wall and base units, worktop space, and space for appliances. There's also an integrated oven, hob, and extractor, with room for a dining table that makes it a great space for daily use.



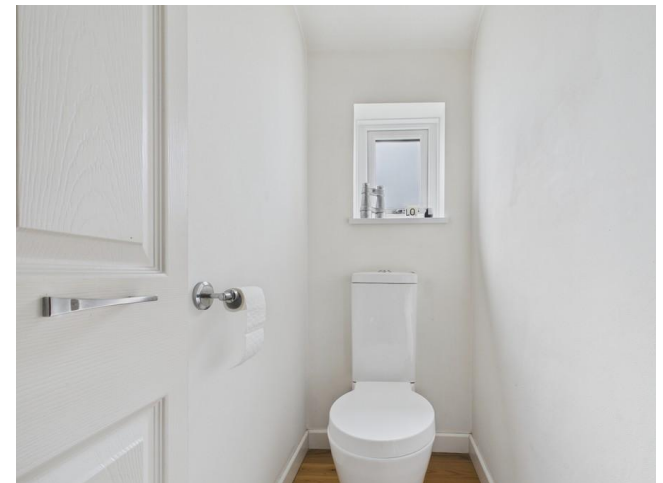
Upstairs, the first floor is home to what was once two separate bedrooms but is now one larger dual-aspect room. With windows to the front and rear, it makes for a bright and spacious main bedroom, but the original wall could easily be reinstated for those needing a third bedroom. The second bedroom is another good double. The bathroom features a bath, shower cubicle and a wash basin, while the WC is separate-useful for a household with multiple occupants. School Road is a popular area of Thurstoft, a village just outside of Rotherham with a strong local community feel. Amenities are within easy reach, including a Spar store just around the corner for everyday essentials. For families, Thurstoft Infant School and Thurstoft Junior Academy are both within walking distance, making it a practical choice for those with children. Commuters benefit from easy access to the M1 and M18 motorways, while Rotherham and Sheffield are a short drive or bus ride away. Public transport links are good, with bus routes serving the village and connecting it to surrounding areas. For those needing

rail services, the closest stations are in Rotherham Central and Kiveton Park, both accessible by car. Overall, this is a home that offers space, flexibility, and a location that works well for both daily needs and longer journeys. With no chain involved, it's well positioned for buyers looking for a straightforward purchase process. The garden size, off-street parking, and potential to adapt the layout all add up to a place with long-term appeal.

ENTRANCE HALL With a staircase to the first floor landing, doors to both the lounge, dining kitchen and front facing entrance door.

LOUNGE A dual aspect room with coving to the ceiling. There is an open inset to the chimney breast housing the electric stove. With front facing window and rear facing French doors open onto the garden.

DINING KITCHEN A generous size room. Kitchen area has a range of fitted wall and base units in oak effect,



wall units include extractor hood. Base units are set beneath worktops which include oven, hob, single bowl sink, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiled floor, under stairs storage, side facing entrance door, side and rear facing windows. Dining area has a front facing window.

LANDING With cupboard housing the central heating boiler.

BEDROOM ONE A fantastic side room (originally two bedrooms), with dual aspect windows to both front, rear and loft access.

BEDROOM TWO A double size room with two front facing windows.

BATHROOM With a shower cubicle, bath, vanity wash hand basin, tiled walls and rear facing window.

W.C With wooden floor, low flush w.c, and rear facing

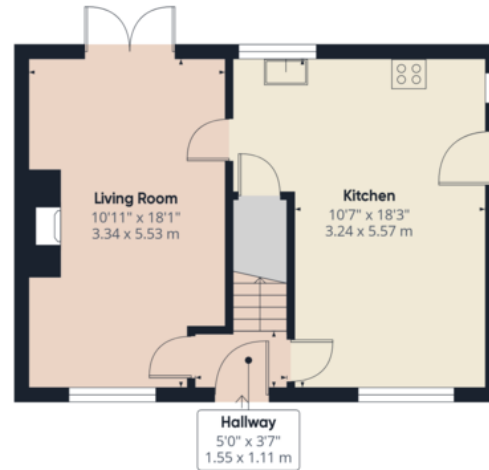
window.

OUTSIDE To the front is a lawn and patio area. A drive leads down the side to a single garage. To the rear is a larger than average garden with patio, the rest is laid to lawn with hedge borders.

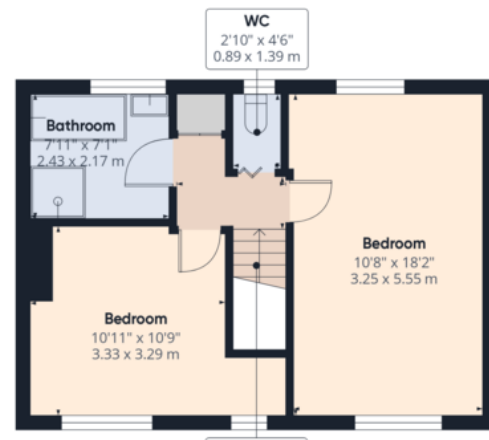


%epcGraph_c_1_544%





Ground Floor



Approximate total area⁽¹⁾
874.14 ft²
81.21 m²

(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

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

MARTIN&CO

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.