



## Marketing Preview



**11 Church Street, Thurcroft, Rotherham, S66 9LH**

**£150,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





**\*\*GUIDE PRICE £150,000 - £160,000\*\* CHAIN FREE!!** A fantastic opportunity to purchase this renovated to a high standard, three bedroom terraced property which is situated on a quiet road. Offering a stunning kitchen and bathroom, lounge/diner and extra reception space. Also having downstairs utility room and WC. Off road parking, landscaped front garden and detached garage. Good road networks to the Motorway. Perfect for first time buyers, small families or buyers looking to downsize!

### SUMMARY

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### PORCH

Enter via uPVC door into the porch with carpeted flooring and door to the kitchen.

### KITCHEN 11'11" x 12'11"

Comprising of ample modern wall and base units, stone effect laminate worktops and stainless steel splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Spot lighting, radiator and window overlooking the front. Vinyl flooring and door leading to the hallway.

### INNER HALLWAY

Having continued vinyl flooring, ceiling light and stair rise to the first floor. Doors leading to the lounge/diner and second reception room.

### LOUNGE/DINER 10'0" x 21'9"

A bright reception room with white walls and part vinyl/part carpeted flooring. Two ceiling lights, two radiators and dual aspect windows.

### RECEPTION ROOM TWO 7'10" x 8'9"

A second reception room which could be used as an office space/playroom/snug with white walls and vinyl flooring. Ceiling light, radiator and window. UPVC door to the utility room.

### UTILITY ROOM 7'6" x 7'1"

A spacious utility room having a worktop with under counter space for a washing machine. Wall lighting, radiator and vinyl flooring. Door to the downstairs WC and uPVC door to the rear.

### DOWNSTAIRS WC 5'10" x 7'2"

Comprising of a floating wash basin, close coupled WC and acrylic sheeting to the walls. Wall lighting, ladder style radiator and vinyl flooring.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Doors to the three bedrooms and bathroom.

### BEDROOM ONE 11'11" x 12'0"

A generous sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

### BEDROOM TWO 10'0" x 12'0"

A second good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

### BEDROOM THREE 8'0" x 8'10"

A third small double/generous sized single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

### BATHROOM 7'2" x 8'10"

A modern bathroom having a bath with an overhead shower, pedestal sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Part acrylic sheeting to the walls and vinyl flooring.

### OUTSIDE

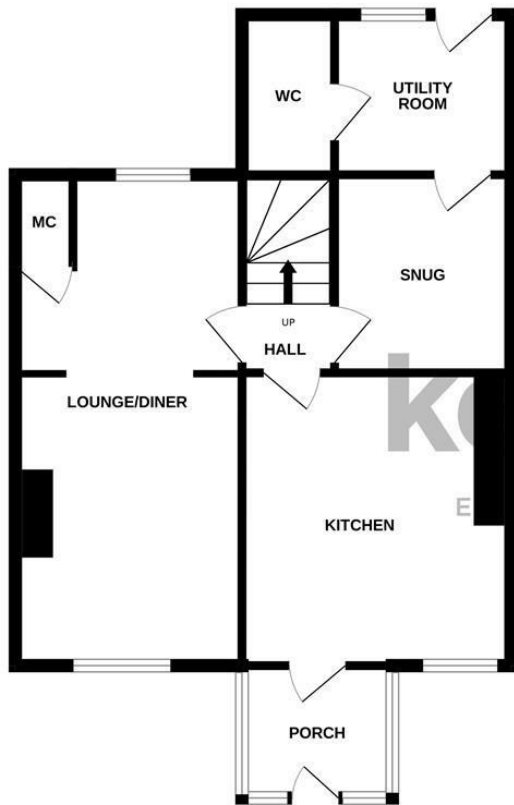
To the front of the property is a driveway with off road parking for one car, landscaped, well presented garden with bark chippings and shrubbery to the boarder.

To the rear of the property is a concrete patio area and access to the detached garage.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk