



1 Springwood Grove, Thurnscoe, Rotherham, S63 0UA

**Offers In Excess Of £190,000**

\*\*\*Sold with no Onward Chain \*\*\*

Welcome to your next home, nestled in the lower end of Thurnscoe. This beautiful 3-bedroom detached house, built in the year 2000, offers the perfect blend of comfort, style, and convenience. The property features an en-suite in the master bedroom and also boasts a good-sized conservatory that opens to enclosed gardens at the rear, offering a perfect setting for morning coffees and evening relaxation. With a well-appointed garage and a charming exterior, this property promises a tranquil living experience just a five-minute walk through the Rose Garden to all essential amenities. Sold with no Onward Chain.

## Thurnscoe

Thurnscoe is a village in the metropolitan borough of Barnsley in South Yorkshire, England. Thurnscoe's oldest building is the Church of St. Helen on High Street, built in 812 by the Saxons and rebuilt in 1087 by the Normans.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Entrance Porchway

With a front facing entrance door giving access and front facing upvc window and a central heating radiator.

## Lounge / Diner 10'7" x 23'3" (3.24 x 7.09)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. There are rear facing upvc french doors entering the conservatory.

## Kitchen 9'6" x 10'9" (2.90 x 3.30)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With space and plumbing for an automatic washing machine, rear facing UPVC window overlooking the rear garden and central heating radiator.

## Conservatory 9'6" x 13'2" (2.92 x 4.02)



Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden.

## Landing

With built in airing cupboard. Loft access hatch which has a fitted ladder opening into the part boarded loft space for storage & lighting.

## Master Bedroom 8'4" x 14'0" (2.56 x 4.29)



With a upvc window, central heating radiator and comprehensive fitted wardrobes and fitted dressing table.

## En Suite



With a three piece suite comprising of a thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Bedroom Two 8'10" x 10'5" (2.71 x 3.19)



With a window, central heating radiator and comprehensive fitted wardrobes & fitted drawers.

### Bedroom Three 9'1" x 8'9" (2.77 x 2.69)



With a front facing upvc window and central heating radiator and comprehensive fitted wardrobes & fitted drawers.

### Bathroom



Hosting a three piece suite comprising of a panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External

To the front of the property is a driveway providing off road parking whilst to the rear is a family friendly garden mainly laid to lawn and patio areas.

### Integral Garage

The integral spacious garage houses the wall mounted boiler and has an up & over roller garage door at the front for access, and also having power & light with fitted vent for tumble dryer.

### Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

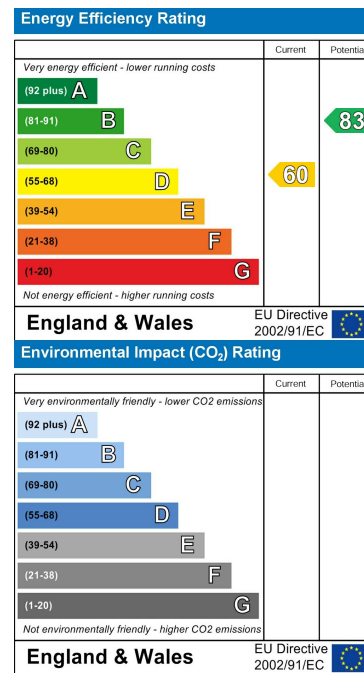
# Floor Plan



# Area Map



# Energy Efficiency Graph



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