



2 Butcher Street, Thurnscoe, Rotherham, S63 0RA

Asking Price £125,000

Offered to the open market with impressive standards within is this Three bedroom end terrace property situated in Thurnscoe. Having been recently improved by the current vendor there is a driveway to the rear which offers off road parking and good sized low maintenance gardens. With the amenities within Thurnscoe and country walks a stones throw away an early viewing is thoroughly recommended.

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.

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.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terraced

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.

Lounge 13'10" x 14'8" (4.23 x 4.48)



With a front facing upvc window, central heating radiator

and stairs rising to the first floor accommodation. With entrance door giving access.

Dining Kitchen 14'7" x 8'11" (4.47 x 2.73)



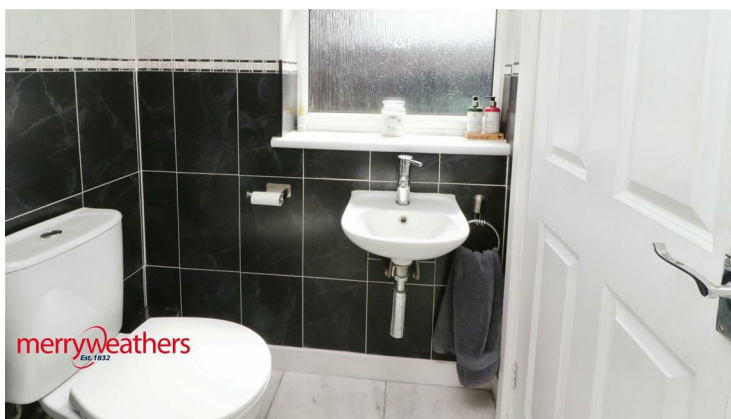
This impressive kitchen is fitted with a modern range of wall base and draw units, complete with Range oven with extractor above, rear facing upvc entrance door and rear facing upvc windows.

Utility



Fitted with a modern range of wall base and draw units with space and plumbing for an automatic washing machine

Downstairs WC



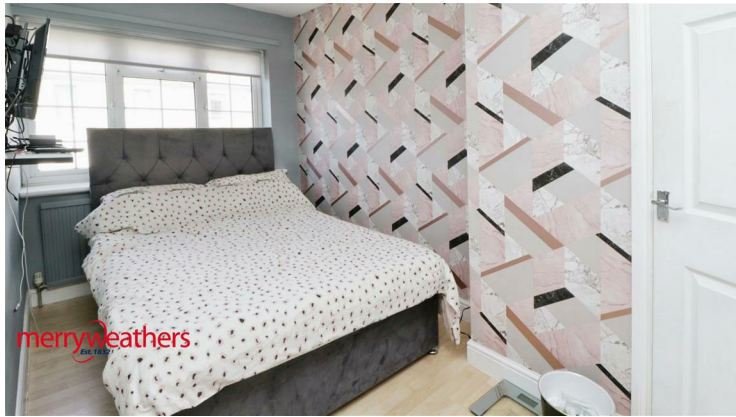
With low flus WC and wash hand basin with central heating radiator and cupboard hosting the boiler.

Principal Bedroom 9'0" x 10'10" (2.76 x 3.31)



With rear facing upvc window and central heating radiator.

Bedroom Two 8'6" x 12'2" (2.61 x 3.73)



With front facing upvc window, central heating radiator and walk in storage.

Bedroom Three 9'1" x 7'6" (2.79 x 2.31)



With front facing upvc window and central heating radiator.

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.

Garage

Prefabricated garage with power and lighting with up and over door.

External



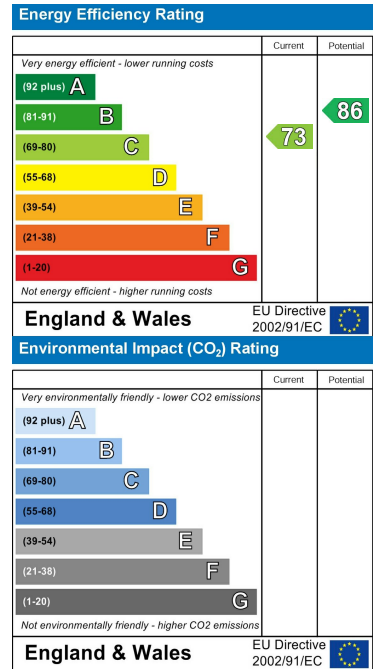
To the front there is permission granted by BMBC to lower the kerb to provide additional parking. To the rear is a driveway providing off road parking with low maintenance gardens and patio areas.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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