



22 Thurnscoe Bridge Lane, Thurnscoe, Rotherham, S63 0SN

Asking Price £150,000

Offered to the open market with no onward vendor chain is this spacious Three bedroom family home. Benefiting from a ground floor extension to the rear, the property hosts a spacious dining kitchen with driveway providing off road parking for more than one vehicle. Rarely do properties come to market within this sought after area and an early viewing is essential to full appreciate.

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 - Semi Detached

Construction Type - Non Standard

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

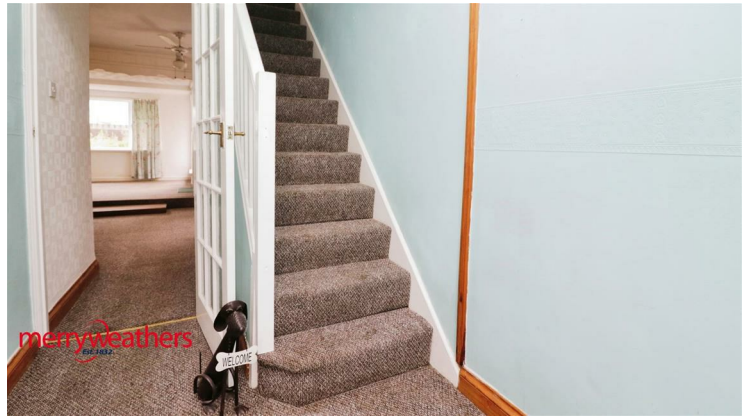
Coal mining area South Yorkshire is a mining area

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.

Entrance Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Lounge 12'6" x 13'2" (3.83 x 4.02)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame fire inset.

Dining Kitchen 18'8" x 12'1" (5.71 x 3.70)



This spacious dining kitchen is fitted with a comprehensive range of wall base and draw units, complete with split level double oven with separate hob and space and plumbing for an automatic washing machine. With useful pantry area, the room hosts the central heating boiler and access to the extension.

Extension 12'2" x 9'3" (3.71 x 2.82)



With rear and side facing upvc windows, walk in storage and side facing entrance door entering the rear garden.

Principal Bedroom 11'5" x 10'3" (3.49 x 3.14)



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

Bedroom Two 11'1" x 9'9" (3.40 x 2.98)



With a rear facing upvc window, central heating radiator and fitted storage

Bedroom Three 8'4" x 8'2" (2.55 x 2.50)



With front facing upvc window and central heating radiator.

Shower Room



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

External



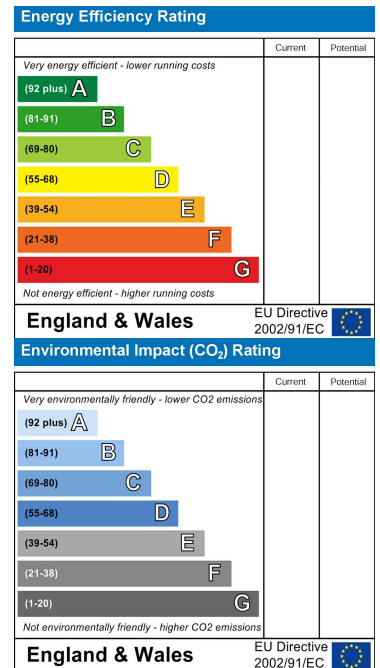
To the front of the property are spacious gardens, set back from Thurnscoe Bridge Lane itself with separate vehicle and pedestrian access. To the rear are good size private gardens, mainly low maintenance with paved patio areas and pergola.

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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