



39 High Street, Thurnscoe, Rotherham, S63 0ST

Asking Price £275,000

Offered to the open market, with no onward chain is this impressive and imposing detached family property. Benefitting from an extension which provides additional living accommodation, with enclosed gardens to the rear the property hosts off road parking to the front and is offered with gas central heating throughout. An early viewing is thoroughly recommended to appreciate the size of accommodation on offer.

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.

Entrance Porch

uPVC double glazed window to side elevation.

Reception Hallway

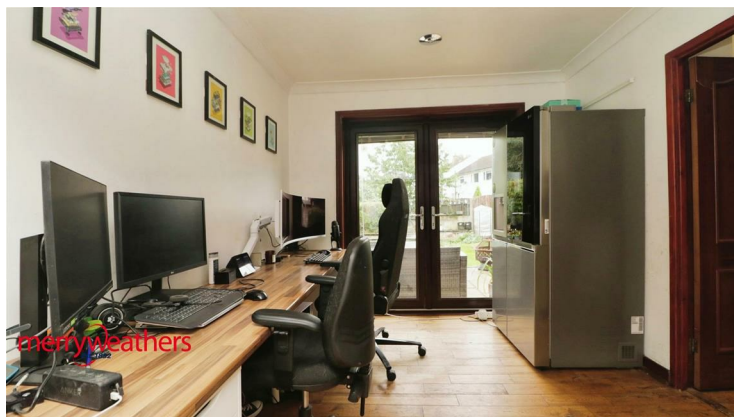
Stairs rising to first floor landing with handrail spindles and newel post. Solid oak flooring, central heating radiator.

Lounge 14'11" x 10'9" (4.57 x 3.28)



uPVC double glazed bay window to front elevation. Solid oak flooring. Double panelled gas central heating radiator. Stone surround housing a wall mounted living flame.

Dining Room / Office 9'8" x 8'11" (2.97 x 2.74)



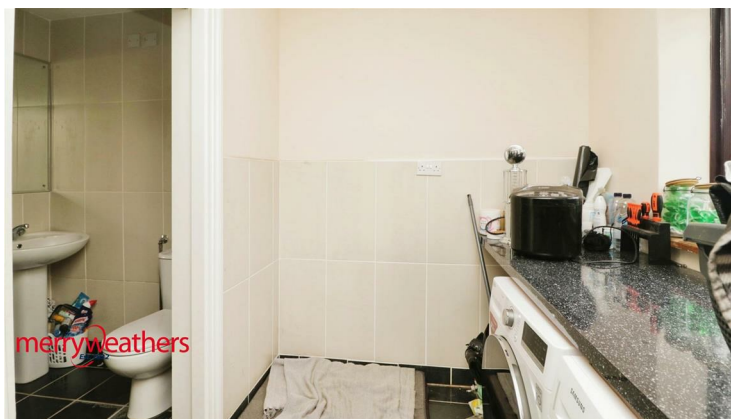
uPVC double glazed French doors leading to garden. Solid oak flooring, central heating radiator.

Kitchen 12'0" x 10'0" (3.66 x 3.05)



uPVC double glazed window to front elevation. Range of modern wall and base units with solid oak work surfaces. Belfast sink unit with mixer tap. Range cooker (included in sale), with chimney type extractor over. Integrated LED downlight to ceiling. Integrated appliances including dishwasher. Solid oak flooring and central heating radiator.

Utility



uPVC double glazed window to rear elevation. Space and plumbing for automatic washing machine and dryer. Ceramic tiles to floor. Wall mounted combi boiler. LED downlights to ceiling.

Wet Room

Wet Room - Low flush WC, electric shower, hand wash pedestal basin. Ceramic tiles to the floor.

Family Room 18'8" x 22'4" (5.69 x 6.83)



uPVC double glazed bay window to front elevation. Multi level burner integrated into central heating system. Tiled hearth. uPVC double glazed window to rear elevation. uPVC double glazed french doors to rear garden. Integrated LED downlights to ceiling.

Bedroom One 20'2" x 19'10" (6.15 x 6.05)



uPVC double glazed windows to front and rear side elevation. Solid wood flooring, central heating radiators and LED downlights to ceiling.

Bedroom Two 14'6" x 9'8" (4.42 x 2.97)



uPVC double glazed window to rear elevation. Solid wood flooring and gas central radiator.

Bedroom Three 10'9" x 12'4" (3.28 x 3.766)



uPVC double glazed window to front elevation. Solid wood flooring and gas central heating radiator.

Bedroom Four 8'9" x 7'3" (2.67 x 2.21)

uPVC double glazed window to front elevation. Fitted storage and gas central heating radiator

Bathroom

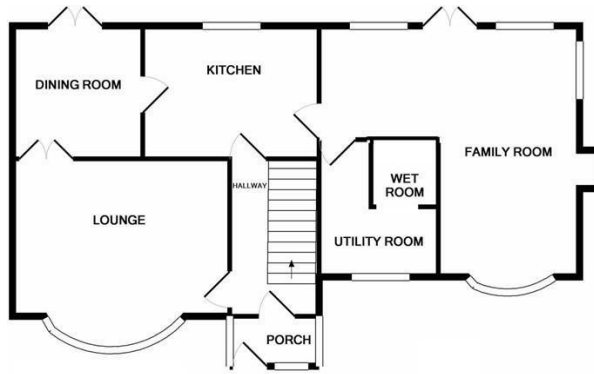


Fully tiled to all walls and floor. Heated towel rail. Double shower cubicle with remote controlled shower over. Extractor fan. LED downlighting to ceiling. Doorway leading to: the bathroom with uPVC double glazed window to rear elevation. Suite in white comprises of bath with shower attachment. Low flush WC, Hand wash Pedestal basin, ceramic tiles to floor and LED downlighting to ceiling.

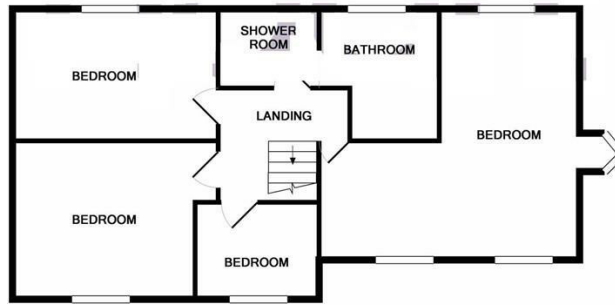
External

The rear garden is mainly laid to lawn and has a paved patio area perfect for entertaining. To the front of the property there is off road parking by way of a driveway for more than one vehicle.

Floor Plan



GROUND FLOOR

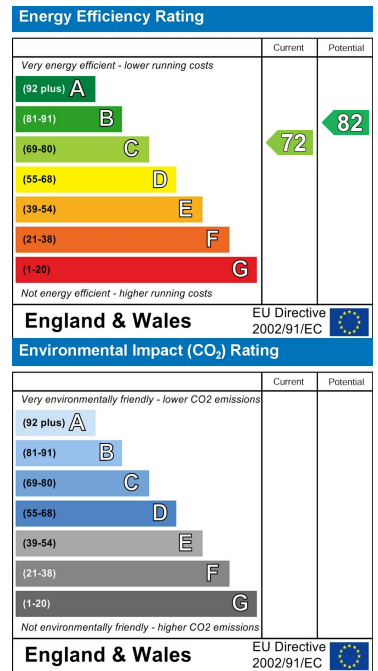


1ST FLOOR

Area Map



Energy Efficiency Graph



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