



26 Thorn Road, Kilnhurst, Mexborough, S64 5UD

Asking Price £150,000

Offered to the open market, benefiting from a driveway and generous gardens is this traditional three bedroom semi detached property. Ideally suiting the first time purchaser or investor alike, there are three good size first floor bedrooms and attractive dining kitchen. The property is within walking distance of highly regarded local schooling both primary and secondary.

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.

Kilnhurst

Kilnhurst is a village in South Yorkshire, England, on the banks of the River Don and the Sheffield and South Yorkshire Navigation. It grew up around the coal mining, ceramics, glass, brick-making and locomotive industries; none of these industries remain in the village.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi 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.

Entrance Hallway

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

Lounge 14'1" x 14'5" (4.31 x 4.40)



With a front facing upvc bay window and central heating radiator

Dining Kitchen 10'7" x 17'4" (3.24 x 5.29)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel 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 ceramic hob with electric oven below and extractor hood above. With space and plumbing for an automatic washing machine with a rear facing entrance door entering the rear garden and central heating radiator.

Principal Bedroom 11'0" x 10'4" (3.36 x 3.16)



With a front facing upvc window, central heating radiator and range of mirrored wardrobes.

Bedroom Two 10'6" x 10'8" (3.22 x 3.26)



With a rear facing upvc window and central heating radiator.

Bedroom Three 6'9" x 8'4" (2.06 x 2.55)



A good sized single room, with front facing upvc window and central heating radiator.

Bathroom



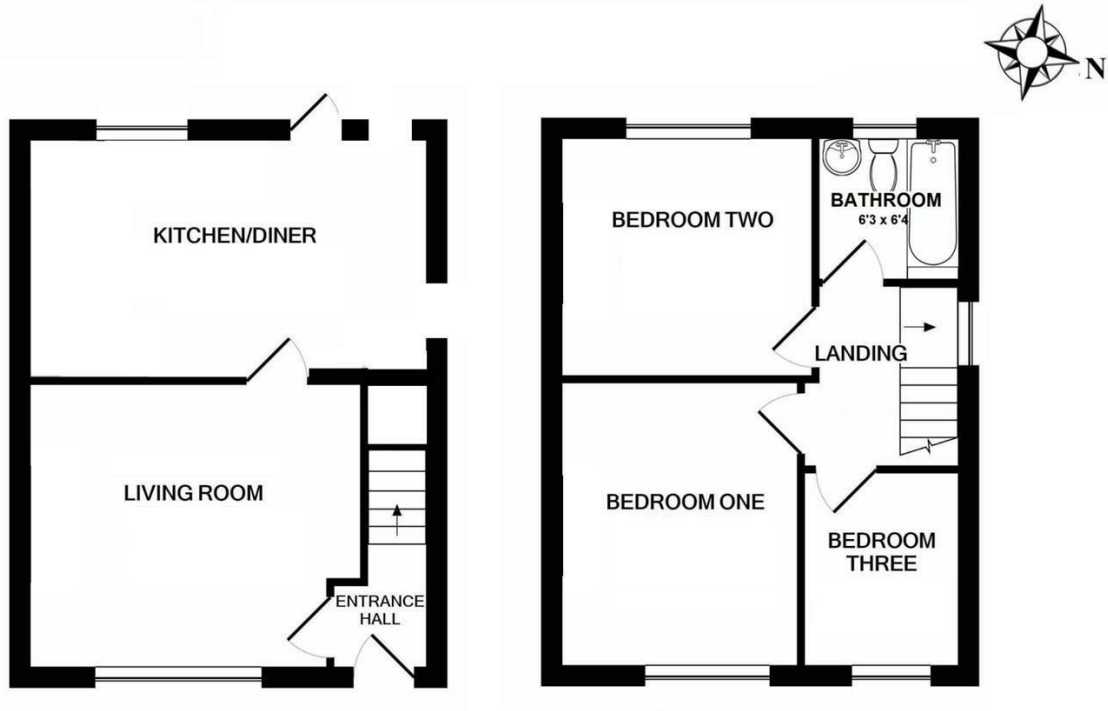
Hosting a three piece suite comprising of a p shape panelled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



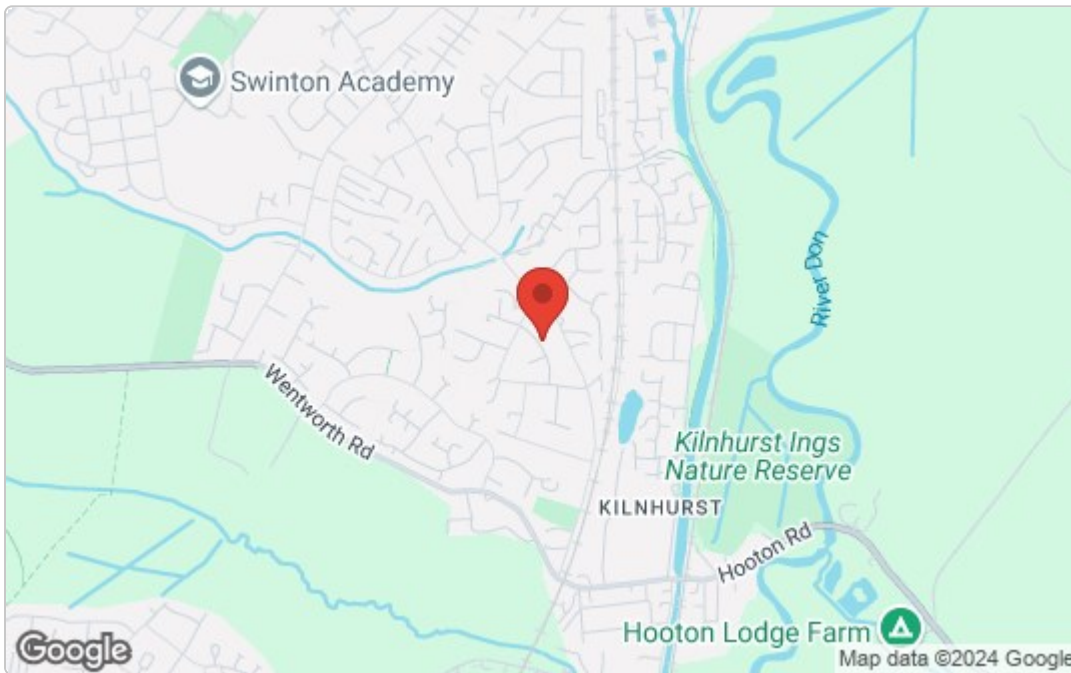
To the front of the property is a driveway providing off road with gated access to the rear. To the rear is a family friendly laid to lawn garden, hosting a garden shed.

Floor Plan

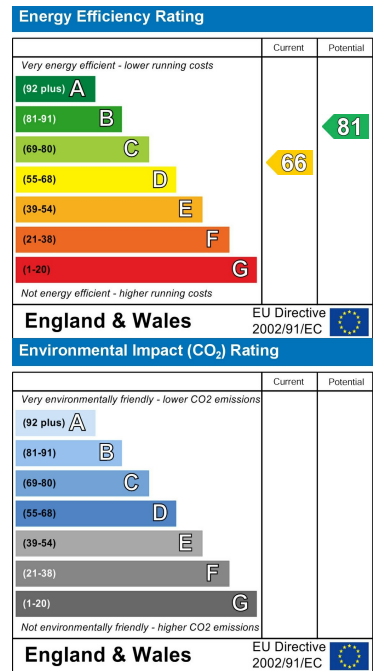


by RCJ Residential - rcjresidential.co.uk

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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