



10 Newland Gardens, Thurnscoe, Rotherham, S63 0FB

**Asking Price £185,000**

Enjoying an open aspect to the front with a cul-de-sac location is this stunning Three bedroom family property. As part of the Willow Heights development by Keepmoat the property has been much improved by the current vendors and includes a high standard finish to the garden and security system installed. The property is offered with smart light switches throughout and EV charging point and an early viewing is essential to fully 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 - C

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 entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Downstairs Wc



With low flush WC, wash hand basin and central heating radiator.

## Dining Kitchen 13'3" x 11'5" (4.06 x 3.50)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob, with oven below and extractor above. There are integrated items to include a fridge and freezer, dishwasher and automatic washing machine. There is a front facing window over looking the approach to the property, central heating radiator and access to the lounge area. There is ample space for a family dining table.

## Lounge 14'7" x 11'9" (4.45 x 3.59)



With central heating radiator and direct access onto the rear garden via the upvc french doors. With useful fitted storage.

### Bedroom Two 14'7" x 8'9" (4.47 x 2.68)



With a rear facing upvc window and central heating radiator

### Bedroom Three 9'8" x 8'1" (2.95 x 2.48)



With front facing upvc window and central heating radiator

### Bathroom



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

### Dressing Room



With front facing upvc window and turned staircase entering the master suite. This could easily be utilised as an office area.

### Master Suite 17'5" x 14'8" (5.33 x 4.49)



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

### En Suite



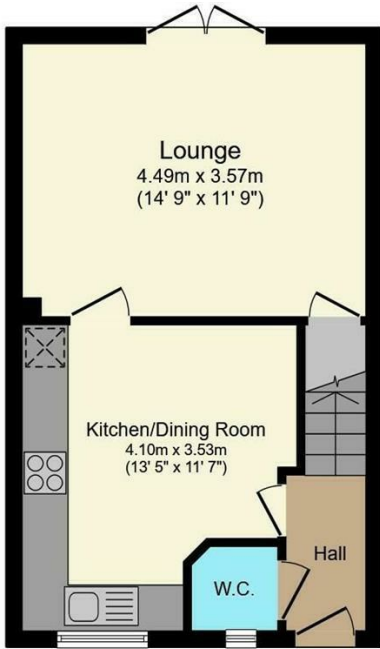
With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and double glazed window. With additional storage in the eaves.

### External

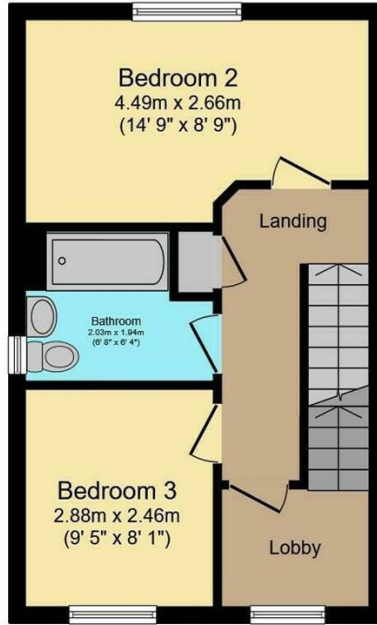


Family friendly landscaped garden, paved patio areas with laid to lawn gardens. Benefiting from being totally enclosed with gated access. To the front is an open aspect with driveway providing off road parking.

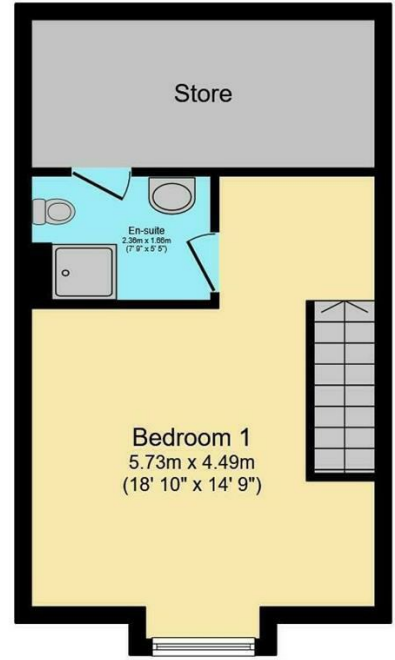
## Floor Plan



**Ground Floor**



**First Floor**

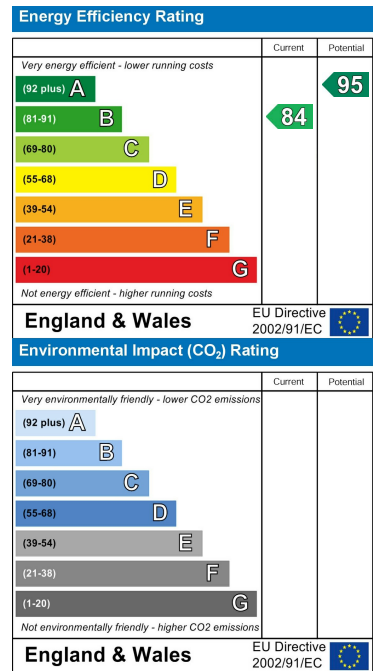


**Second Floor**

## 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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