



36 Billingley Drive, Thurnscoe, Rotherham, S63 0QE

Guide Price £200,000

*** Guide Price £200,000 - £210,000 *** Offered to the open market with no onward chain is this Two double bedroom detached bungalow which is set in grounds of good extent. Enjoying well manicured garden surrounding the property, there is a detached garage with driveway, modern bathroom suite and conservatory. Being well positioned upon this popular estate, with ease of access to open countryside and the Dearne Valley Parkway.

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 - B

Tenure - Freehold

Property Type - 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 access to the accommodation. Providing loft access which hosts the central heating boiler.

Kitchen 11'8" x 7'2" (3.58 x 2.19m)



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 four ring gas hob with extractor hood above and separate split level ovens. The room also hosts space and plumbing for an automatic washing machine.

Lounge 10'6" x 17'8" (3.21 x 5.40m)



With rear sliding patio doors entering the conservatory, central heating radiator and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Conservatory 10'4" x 10'11" (3.15 x 3.34m)

Built upon a brick base with upvc glazing to include a side facing upvc french doors and enjoying views over the rear garden.

Bedroom One 8'7" x 16'0" (2.64 x 4.88m)



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

Bedroom Two 8'3" x 8'7" (2.53 x 2.63m)



With a front facing upvc window and central heating radiator.

Bathroom



Hosting a four piece suite comprising of a panelled bath with separate thermostatic shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

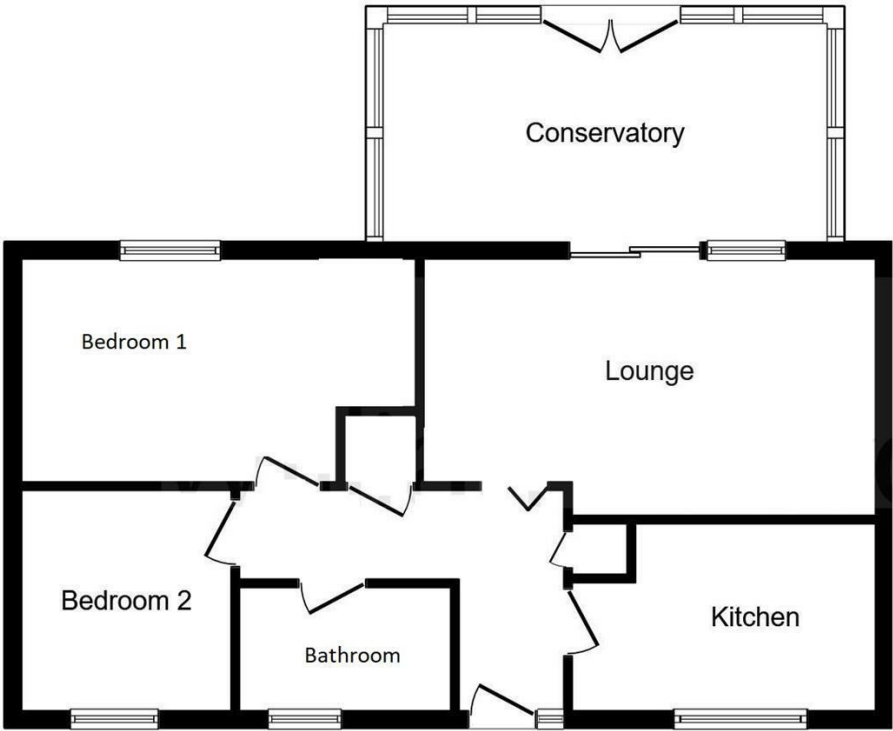
Garage

Secured by an up and over garage door and courtesy door.

External

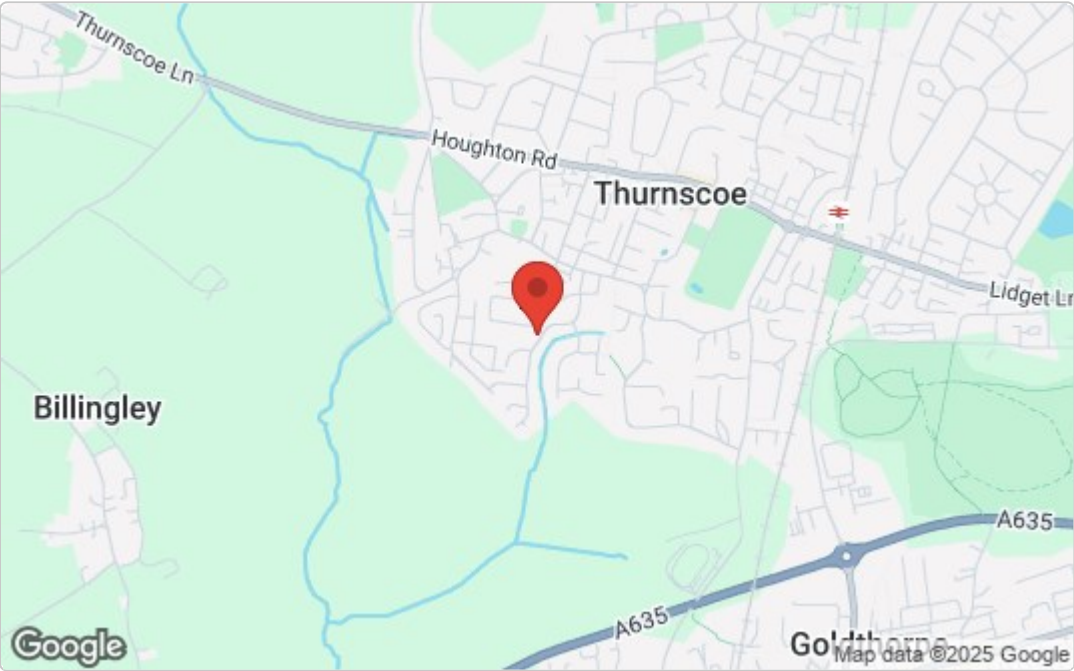
To the front of the property are immaculate laid to lawn gardens, with driveway providing off road parking which in turn leads to the detached garage. To the side and rear are further impressive gardens, mainly laid to lawn and patio areas.

Floor Plan



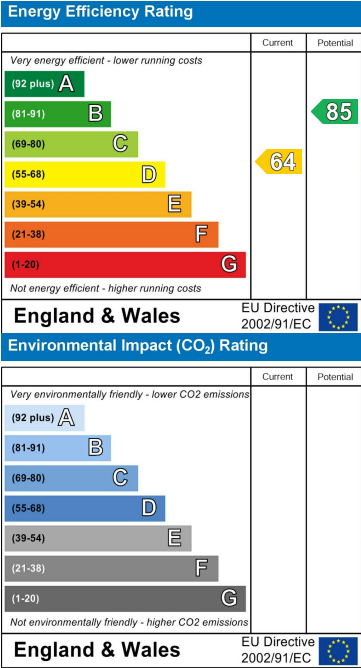
Floor plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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