



20 Clayton Drive, Thurnscoe, Rotherham, S63 0RZ

**Asking Price £170,000**

Situated within a popular and well-connected area of Thurnscoe, this beautifully presented three-bedroom semi-detached property offers stylish, modern living with generous space inside and out—ideal for families, couples, or first-time buyers alike. With the added extra of a converted garden room / bar area, there is also off road parking for a number of vehicles.



## 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.

## 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.

## 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

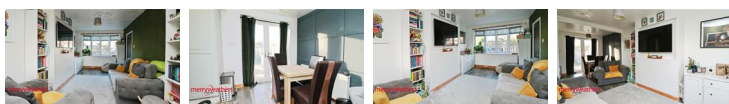
With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

## Shower Room



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.

**Lounge / Diner 29'6" 22'11" (max) x 75'5" 26'2" (9'6" (max) x 9' 7" (max) x 23' 8" (2.91m (max) x 7.2m ))**



Stunning dual aspect lounge/diner with a double glazed bow window to the front, double glazed double doors entering the rear garden and with access to the kitchen.

**Kitchen 7'3" x 7'9" (2.23m x 2.37m)**



Set beneath the side 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 space and plumbing for an automatic washing machine, With direct access to the dining area.

## Landing

Hosting a side facing double glazed window and a built in storage cupboard.

**Bedroom One 12'4" x 11'6" (3.76m x 3.51m)**



front facing, master double bedroom with a double glazed window, central heating radiator and with access to the eaves where the gas fired combination boiler can be found.

### **Bedroom Two 7'10" x 11'7" (2.40m x 3.55m )**

A rear facing room which has a double glazed window and central heating radiator.

### **Bedroom Three 7'4" x 7'10" (2.25m x 2.40m)**



A rear facing bedroom with a double glazed window and central heating radiator.

### **Garden Room / Bar**



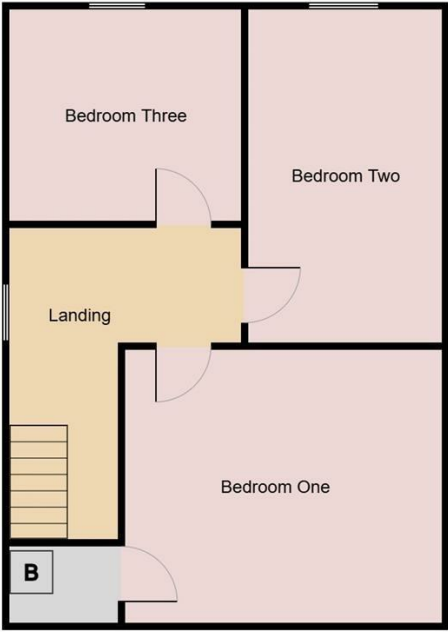
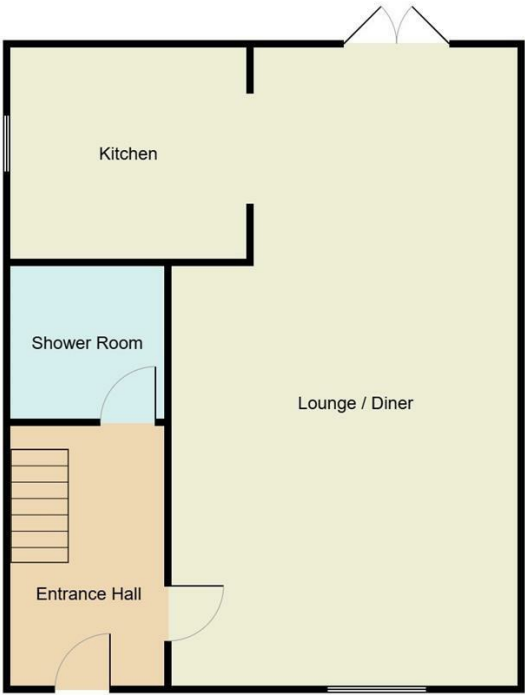
A superbly appointed bar area, offering a space to relax and entertain.

### **External**



The property has an excellent size plot and provides off road parking for a number of vehicles and leads to an excellent sized rear garden. The rear is mainly laid to lawn and hosts the garden room / bar area.

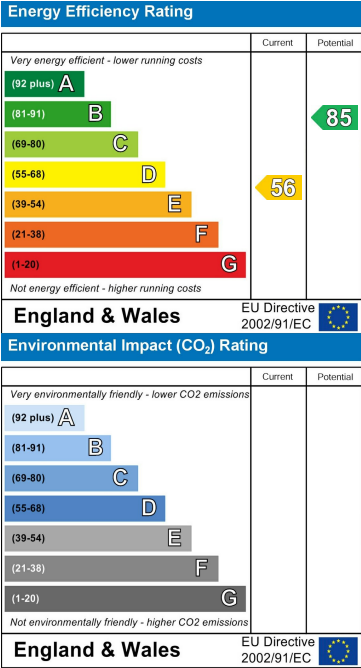
Floor Plan



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

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