



Doncaster Road Thrybergh ROTHERHAM S65 4BG

Guide Price £320,000 TO £325,000



- **OUTSTANDING 1930's Period Feature Three DOUBLE Bedroom Semi-Detached**
- **Both Rear and Side Extended, Quality, Charm and Character Throughout**
- **Rear and Side Extended Kitchen, now Breakfasting Room and Beautifully Appointed Kitchen**
- **Separate Utility Room and Handy Downstairs WC**
- **Large Plot with Extensive Landscaped Gardens and Rear Accessed Double Garage**
- **Bay Windowed Lounge, Spacious Dining Room Reception, Garden Room Extension**
- **Granite Worktops and Extensive Range of Integral Appliances**
- **All Bedrooms with Built-In Wardrobes, Stylish Modern Shower Room**

Guide Price £325,000 to £350,000 - This OUTSTANDING three bedroom early 1930's period bay windowed semi-detached dwelling is extremely well maintained and beautifully appointed throughout, a wonderful opportunity to acquire a spacious property with warmth and charm at every turn.

It is located within a highly sought after location with great commuter and public transport links, schools, shops and amenities, and gentle walk and scenery at Thrybergh Country Park all within easy reach.

It is both REAR and SIDE EXTENDED creating lots of living space, with the ground floor comprising of an inviting Storm Porch, characterful Inner Hallway with a deep coloured wooden spindled staircase, high ceilings and decorative coving, a feature which follows throughout, off-which is a walk-in Cloak Cupboard with circular decorative window. A glazed Oak Engineered door open into a delightful open plan Lounge Diner, the Lounge perfectly presented with a large front Bay window and feature fire surround, the Dining Room being of good proportions with rear French doors which open into a smart GARDEN ROOM snug extension which is cleverly angled to create privacy and which also has the benefits from both Velux roof windows and rear French doors which look into the garden. The Kitchen has also been fully rear extended, the former now providing a relaxing Breakfasting Room beyond which is fully floor tiled and appointed with an extensive range of quality wooden wall and base units with contrasting Granite worktops and an extensive range of integrated appliances including a NEFF double oven and microwave oven, NEFF fridge, Dishwasher and Wine Cooler. A further side extension flows beyond the Kitchen leading to a generous Utility Wash Room with further storage and a handy downstairs WC to one end.

The first floor has three ample bedrooms, all double in size, all with built-in wardrobes, the main with inset feature lighting and a large Bay window - stunning. There is also a fully wall and floor tiled contemporary Shower Room with a double walk-in shower, recess feature display areas, a wall hung WC and a curved Vanity Storage Unit with an inset sink and storage below. Externally it stands within immaculate landscaped gardens, the house standing well back from the road with a sweeping gardens and centre lawn, the rear enjoying a privately shared driveway which leads to a DETACHED DOUBLE GARAGE. Many years have gone into creating a rear garden to be proud of. It is privately enclosed with extensive patio seating areas to the house, a showcase garden which is laid to lawn with raised mixed borders leading to a further raised patio seating area to the top-end. AS AGENTS WE RARELY COME ACROSS PROPERTIES OF THIS HIGH END NATURE. With its quality, space, period features, contemporary finishes and local amenities it makes the PERFECT FAMILY PURCHASE, a place you will be proud to say is yours! ** Viewing Advised - STRICTLY BY APPOINTMENT **





GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.5 sq.m.) approx.

[Find an energy certificate \(/\)](#)

[English](#) | [Cymraeg](#)

Energy performance certificate (EPC)

136 Doncaster Road
Thrybergh
ROTHESHAM
S66 4BG

Energy rating
D

Valid until: 28 July 2035

Certificate number: 5435-0123-0500-0306-3292

Property type

Semi-detached house

Total floor area

122 square metres

Rules on letting this property

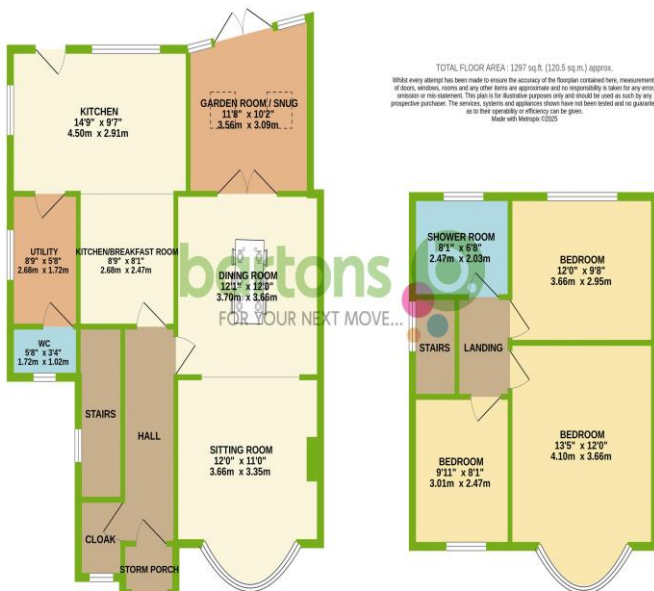
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)





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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**