



27 Beckwith Grove, Thurcroft, Rotherham, S66 9FJ

**Asking Price £300,000**

This immaculate four bedroom detached property situated in this cul de sac location of Thurcroft. The accommodation comprises of an entrance hall, lounge, kitchen, dining room and a downstairs w.c. To the first floor is four good sized bedrooms, a family bathroom and an en suite to master bedroom. The property benefits from having good sized gardens, with a driveway and garage.



## Entrance Hall



Having a double glazed door, built in storage cupboard a further cupboard housing the boiler and a radiator.

## Cloakroom

With low flush w.c, vanity hand wash basin and a radiator.

## Kitchen 15'1" x 15'5" (4.60 x 4.70)



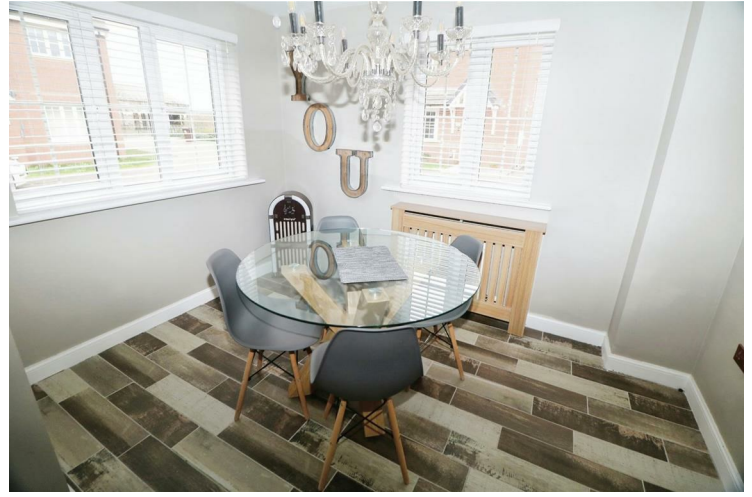
With a range of wall and base units in a cream gloss, fitted with integrated appliances such as an electric oven and microwave, gas hob and extractor fan, dishwasher and plumbing for a washing machine. Central island with base units, a radiator and side facing double glazed windows with french doors leading to the garden.

## Lounge 16'9" x 10'2" (5.11 x 3.10)



Having walnut flooring with an inset electric fire, a radiator, a double glazed window and French doors leading into the garden.

## Dining Room 10'7" x 9'6" (3.25 x 2.92)



Having a front facing window and radiator.

## First Floor Landing

## Bedroom One 13'8" x 15'3" (4.19 x 4.65)



Double glazed windows to front and rear elevations, a range of fitted wardrobes and a radiator.

## En Suite Shower Room



Having a shower cubicle with rainfall shower, hand wash basin, low flush w.c, a double glazed window and a radiator.



### Bedroom Two 14'9" x 10'2" (4.50 x 3.10)



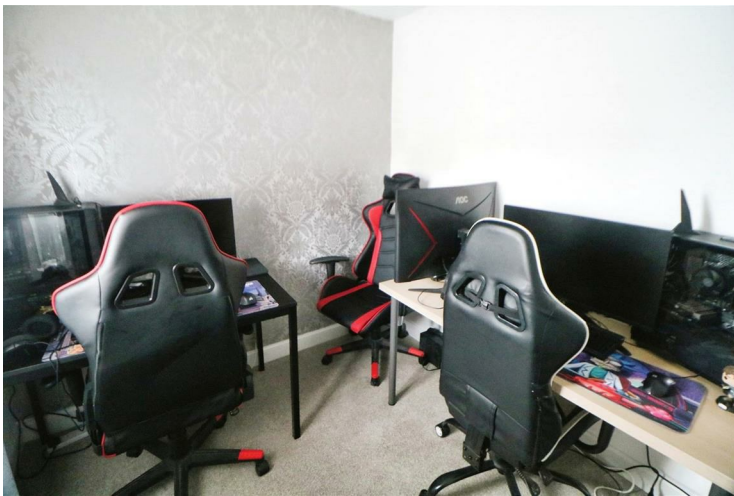
With a front and rear facing windows and a radiator.

### Bedroom Three 10'2" x 12'2" (3.12 x 3.73)



Having a range of fitted wardrobes, a double glazed window and a radiator.

### Bedroom Four 7'4" x 7'10" (2.24 x 2.41)



Rear facing double glazed window and a radiator.

### Bathroom



Having a panelled bath, vanity hand wash basin, low flush w.c, tiling to walls and a radiator.

### Outside



To the front of the property is a lawned garden with a driveway to the side, leading to the garage. To the rear of the property is a lawned garden area with a decked area for seating.

### Material Information

Material information  
Council Tax Band D  
Tenure Freehold  
Property Type Detached House  
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 and garage  
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 .

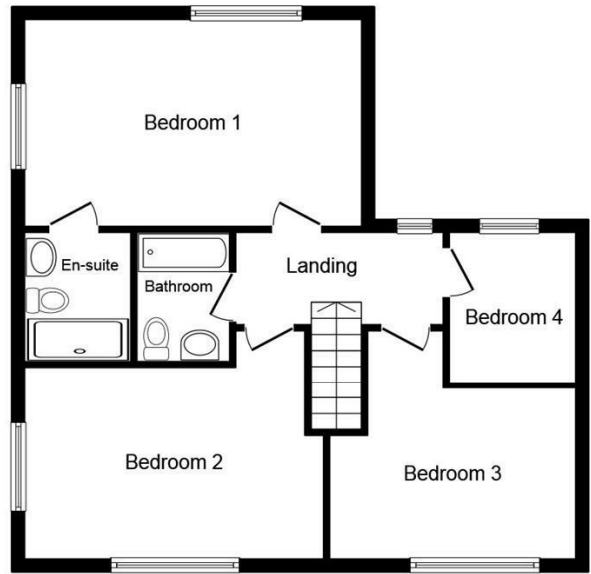
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyance solicitor.

# Floor Plan



**Ground Floor**



**First Floor**

Total floor area 129.9 m<sup>2</sup> (1,398 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

**www.merryweathers.co.uk**

**Merryweathers (Rotherham) Limited** Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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