



50 Moorhouse Drive, Thurcroft, Rotherham, S66 9BF

£140,000

Situated on the popular Persimmon development off Laughton Road, this TWO BEDROOM MID-TOWN HOUSE forms the ideal purchase for the first-time buyer. The property is in excellent decorative order, having GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, FITTED KITCHEN AND OFF-ROAD PARKING WITH CHARGING POINT.

The property stands on the fringe of the village which is centrally placed for Rotherham, Worksop and Doncaster whilst the M18 intersection is within 10 minutes drive.

FRONT ENTRANCE HALL



With composite door, radiator and laminate floor

CLOAKROOM

With W.C. and corner wash hand basin

LOUNGE 11'11" x 15'9" (3.65 x 4.81)



With radiator and uPVC double doors opening into the rear garden

KITCHEN 8'6" x 8'10" (2.61 x 2.71)



With a range of fitted base and wall units with contrasting work surfaces. Inst stainless steel sink set beneath the front facing uPVC window. Integrated

stainless steel gas hob with electric oven beneath and high level extractor hood. Space and plumbing for washing machine

FIRST FLOOR LANDING

REAR BEDROOM ONE 8'6" x 13'1" (2.6 x 4)



With uPVC window, radiator and built-in storage cupboard housing the 'Ideal' gas combi boiler.

FRONT BEDROOM TWO 6'6" x 11'5" (2 x 3.5)



With radiator and uPVC window

SHOWER ROOM 5'1" x 7'11" (1.55 x 2.43)



With walk-in shower enclosure and overhead drench

shower, close coupled W.C. and vanity wash hand basin, heated towel rail and uPVC opaque window.

OUTSIDE



To the front is a tarmac hardstanding with electric charging point. To the rear is an enclosed lawned garden with paved patio/seating area

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Mid town house

Construction type Brick

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 Drive

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

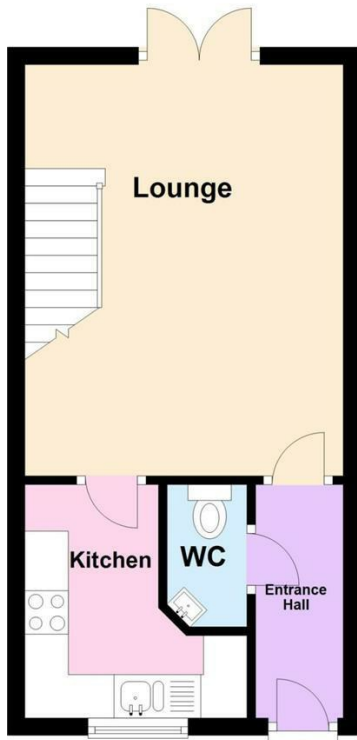
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

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

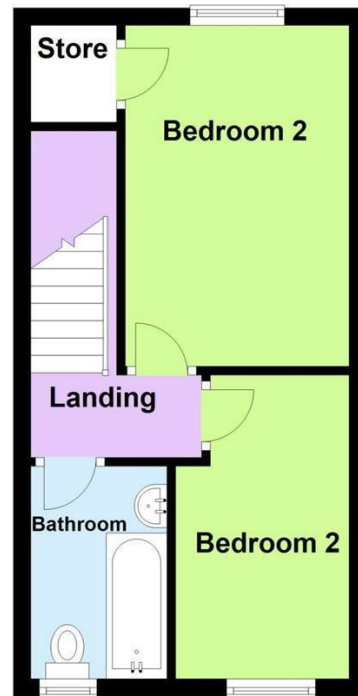
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

Ground Floor



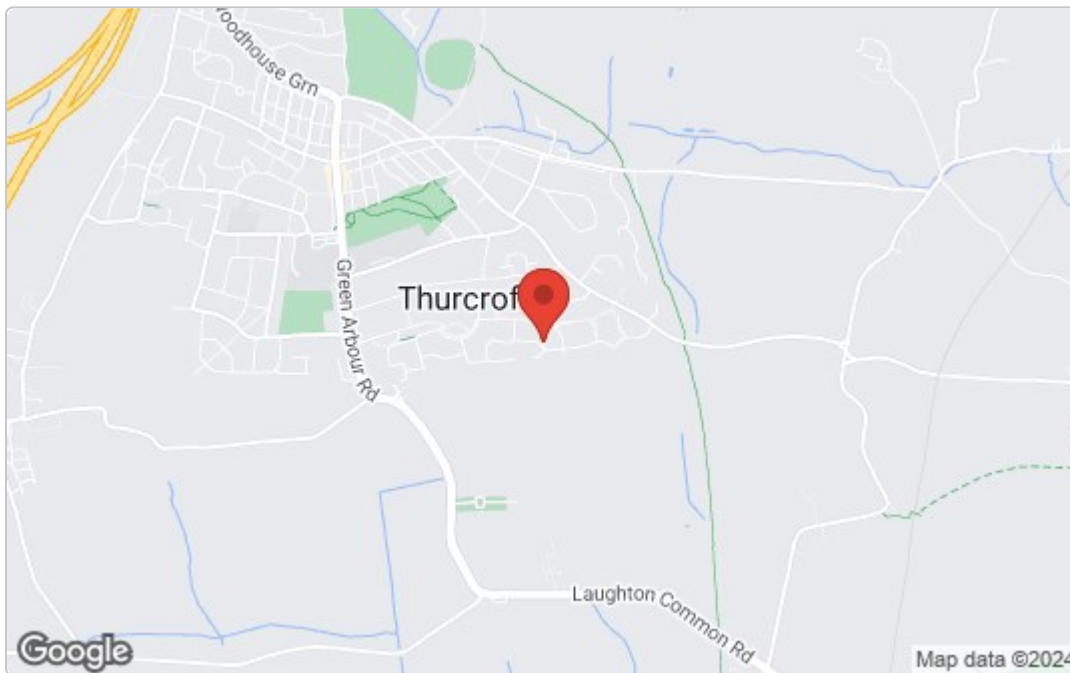
First Floor



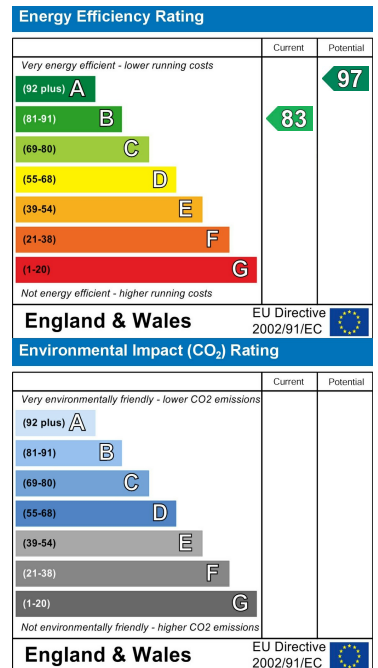
Total area: approx. 55.5 sq. metres (597.1 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.

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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