



19 Candle Crescent, Thurcroft, Rotherham, S66 9FH

Offers Around £180,000

Located on the popular 'Persimmon' development on the outskirts of the village is this **THREE BEDROOM SEMI DETACHED HOUSE**. The property, which enjoys a pleasant open frontal aspect, offers **GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, GROUND FLOOR CLOAKROOM, EN-SUITE TO THE MASTER BEDROOM AND OFF-ROAD PARKING FOR TWO VEHICLES.**

Thurcroft is centrally placed for commuting to Rotherham, Doncaster and Worksop whilst neighbouring Dinnington offers a wide and varied compliment of shopping facilities. The M18 intersection is within 10 minutes drive.

FRONT ENTRANCE HALL

CLOAKROOM

With W.C. wash hand basin and opaque glazed window

LIVING ROOM 14'2" x 12'0" (4.32 x 3.67)



With radiator and front facing window overlooking the Green

KITCHEN/DINER 15'5" x 8'10" (4.71 x 2.71)



With a range of high gloss finish base and wall units with contrasting work surfaces and inset stainless steel sink set beneath the rear facing picture window with double doors to one side opening into the rear garden. Integrated gas hob with electric oven beneath and high level extractor hood, space and plumbing for washing machine, radiator

FIRST FLOOR LANDING

With cupboard

FRONT BEDROOM ONE



With radiator and picture window

EN-SUITE



With tiled shower cubicle, pedestal wash hand basin and W.C. Heated towel rail and opaque glazed window

REAR BEDROOM TWO 9'1" x 7'4" (2.78 x 2.25)



With radiator and picture window

REAR BEDROOM THREE 7'5" x 6'0" (2.27 x 1.83)

With radiator and window

FAMILY BATHROOM 6'1" x 5'11" (1.86 x 1.82)



With white suite comprising panelled bath, pedestal wash hand basin and W.C. Opaque glazed window.

OUTSIDE



To the front is a double width tarmac forecourt providing off-road parking. To the rear is a good sized enclosed lawned garden with paved patio and garden shed.

MATERIAL INFORMATION

Material information

Council Tax Band B

Tenure Freehold

Property Type Semi 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 Double width 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 conveyance solicitor.

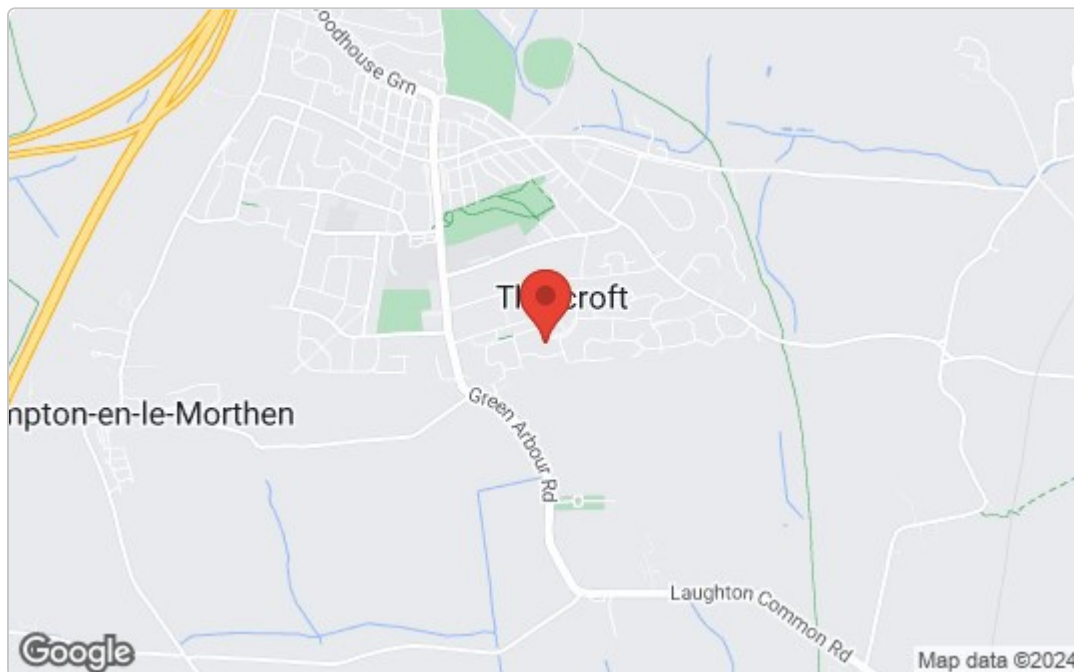
Floor Plan



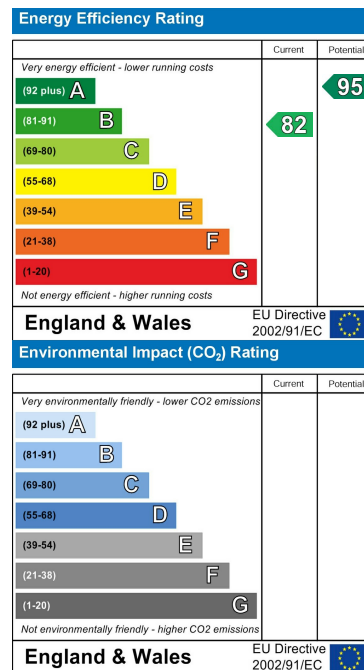
Total floor area 70.2 m² (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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