



20 Thorogate, Rawmarsh, Rotherham, S62 7HT

Offers In The Region Of £160,000

Occupying a larger than average corner plot is this THREE BEDROOM SEMI DETACHED HOUSE offered for sale with NO UPWARD CHAIN.

The property, which benefits from gas central heating and uPVC double glazing, presents a 'blank canvas' for the purchaser to create a family home.

The accommodation comprises: Hall, Lounge, Kitchen, three Bedrooms and Shower room. There is potential to extend the accommodation to the side if required, subject to obtaining the necessary planning consents.

FRONT ENTRANCE HALL

With uPVC door and radiator

LOUNGE 11'0" x 16'7" (3.37 x 5.07)



With uPVC bow window, fireplace surround and coal effect gas fire and radiator

KITCHEN 15'7" x 6'11" (4.75 x 2.13)



With pine base and wall units, two uPVC windows and uPVC side entrance door, radiator

LANDING

FRONT BEDROOM 8'5" x 14'2" (2.58 x 4.34)



With uPVC window, radiator and storage cupboard

REAR BEDROOM 8'5" x 9'10" (2.58 x 3.02)



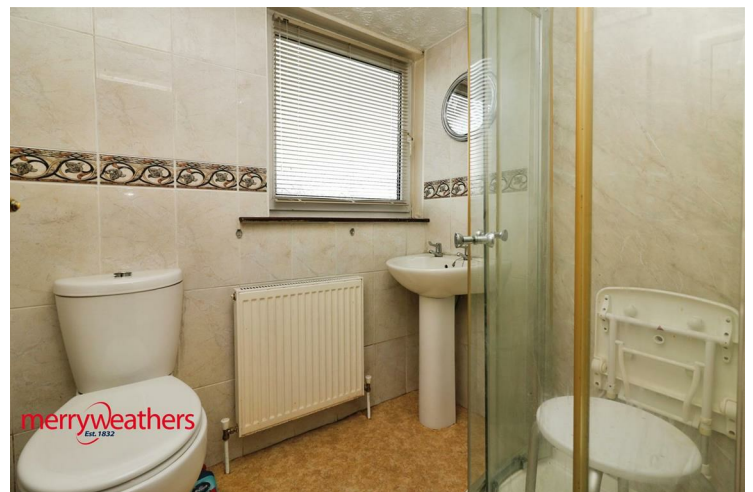
With radiator and uPVC window

FRONT BEDROOM THREE 6'2" x 10'9" (1.9 x 3.28)



With radiator and uPVC window

SHOWER ROOM 6'1" x 5'0" (1.87 x 1.53)



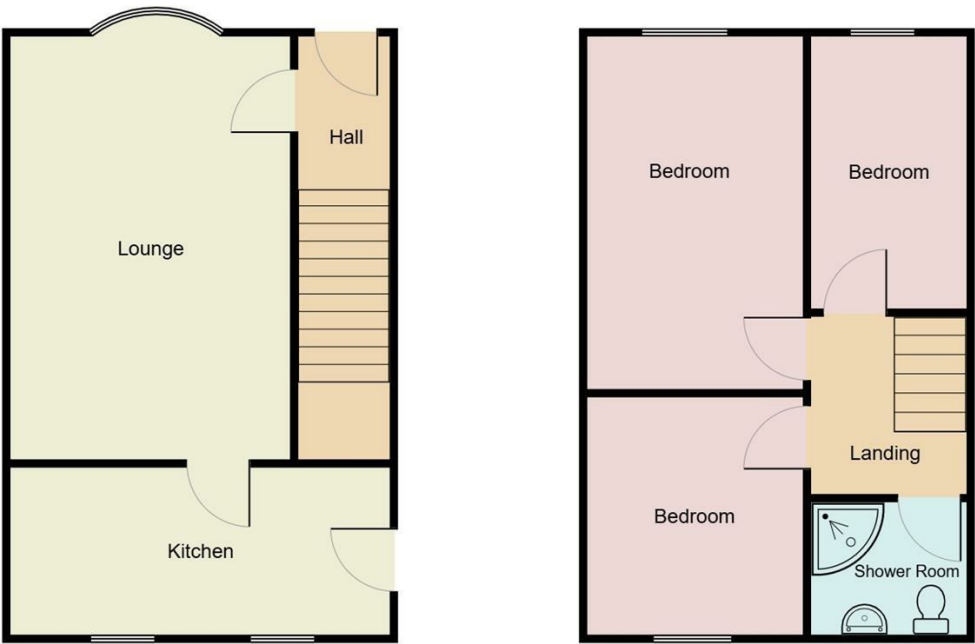
With corner shower cubicle, W.C. and pedestal wash basin, radiator and uPVC opaque window.

OUTSIDE



The property occupies a triangular plot with lawned gardens to three sides and offering ample opportunity to extend, subject to the necessary consents.

Floor Plan



Area Map



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Energy Efficiency Graph

