



42 Reresby Road, Thrybergh, Rotherham, S65 4DP

Offers Around £200,000

A recently refurbished and upgraded THREE BEDROOM SEMI DETACHED HOUSE OCCUPYING A SUBSTANTIAL CORNER PLOT. The property, which offers GAS CENTRAL HEATING FROM A COMBI BOILER AND uPVC DOUBLE GLAZING also benefits from a re-fitted Kitchen and Bathroom suite. The accommodation comprises: Front Porch, inner Hall, Lounge, Dining Kitchen, three Bedrooms and Bathroom.

There are gardens to 3 sides with drive and DOUBLE GARAGE.

ENTRANCE PORCH 5'6" x 5'6" (1.7 x 1.68)



Having a uPVC entrance door, window and radiator

INNER RECEPTION HALL



With radiator and under stairs cupboard

LOUNGE 11'5" x 13'1" (3.5 x 4)



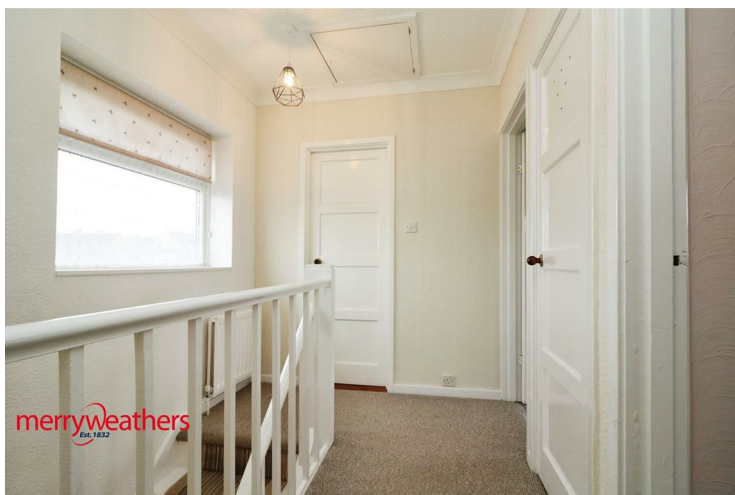
With wood fireplace surround and marble composite inlay and hearth. Radiator beneath the rear facing uPVC window. Feature panelling to one wall.

DINING KITCHEN



With recently re-fitted base units and contrasting work surfaces. Inset stainless steel sink and monobloc tap beneath the front facing uPVC window. Integrated electric hob and oven, space and plumbing for washing machine. Radiator and sliding patio doors opening into the rear garden. Pantry housing the 'Viessmann' gas combi boiler

FIRST FLOOR LANDING



With radiator and uPVC front facing window

REAR BEDROOM 9'1" x 13'1" (2.79 x 4)



With built-in mirror fronted wardrobes to one wall, radiator and uPVC window

REAR BEDROOM TWO 11'5" x 13'1" (3.5 x 4)



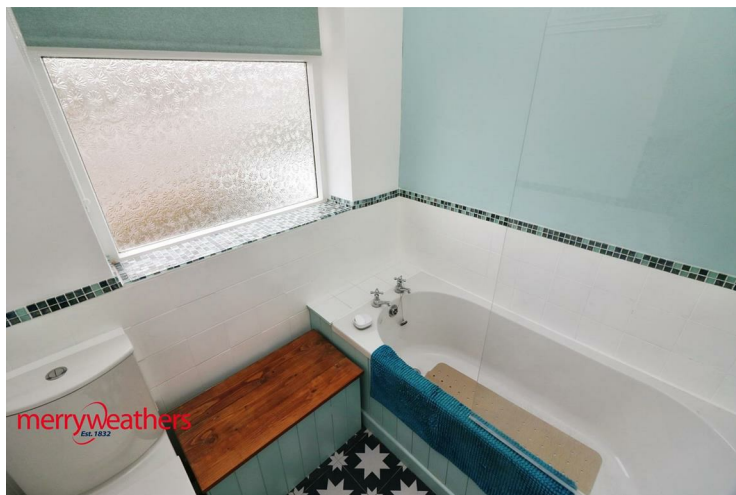
Having radiator and uPVC window

FRONT BEDROOM THREE 8'2" x 8'2" (2.5 x 2.5)



With radiator and uPVC window

BATHROOM 5'6" x 6'6" (1.7 x 2)



With modern white suite comprising panelled bath with shower and glazed screen, W.C. and hand basin. Radiator, splash back tiling and uPVC opaque window

OUTSIDE



Side entrance Porchway with uPVC front door and door leading into the rear garden

W.C.



TWO STOREPLACES

DOUBLE GARAGE 16'4" x 18'4" (5 x 5.6)



With up and over door, light and power and side door into the rear garden

GARDENS

Lawned front garden with double wrought iron gates opening onto the drive and providing ample off-road parking.

To the rear is a substantial lawned garden with flagged patio and additional decked seating area and ornamental pond.

Floor Plan

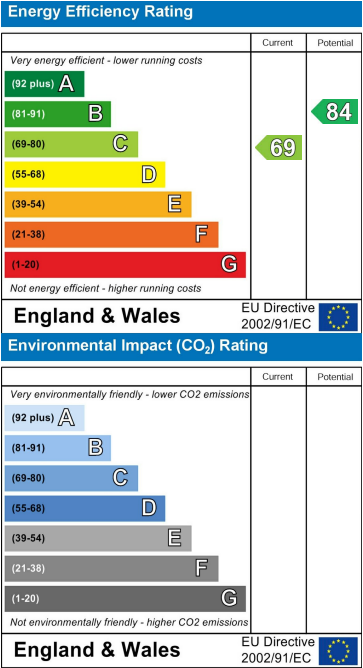


Area Map



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Energy Efficiency Graph



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