



Welfare Court

Thurnscoe, Rotherham, S63 0LB

Offers In The Region Of £140,000



- THREE BEDROOM END TERRACED PROPERTY
- BEAUTIFUL ENCLOSED REAR GARDEN
- MODERN DECOR
- FREEHOLD
- EPC RATING: TBC
- OFF ROAD PARKING
- CLOSE TO ALL LOCAL AMENITIES
- GOOD COMMUTE LOCATION
- DOWNSTAIRS WC
- COUNCIL TAX BAND: B

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Welcome to this charming three-bedroom end terrace house located in the desirable area of Welfare Court, Thurnscoe, Rotherham. This delightful property boasts a spacious driveway at the front, providing ample parking for residents and guests alike.

As you enter, you are greeted by a bright entrance hall that leads to a newly fitted downstairs WC, ensuring convenience for you and your visitors. The modern lounge is a highlight of the home, featuring carpeted stairs that ascend to the first floor. This inviting space flows seamlessly into the kitchen diner via double doors, which is equipped with a fitted fridge freezer, a sink drainer with a mixer tap, and a four-ring gas hob with an electric oven. The kitchen diner is further enhanced by French doors that open out to a beautiful enclosed rear garden. This outdoor space is perfect for relaxation during the summer months, featuring a slabbed patio area surrounded by vibrant plants and shrubs that add splashes of colour to the setting.

On the first floor, you will find a landing with a handy storage cupboard, leading to three generously sized bedrooms. The master bedroom is particularly appealing, complete with a built-in wardrobe for added convenience. The serene bathroom features a modern three-piece suite, providing a tranquil space for your daily routines.

This property is ideally situated for commuting, with easy access to local amenities, making it a perfect choice for families or professionals seeking a comfortable and convenient lifestyle. Don't miss the opportunity to make this lovely house your new home.

ENTRANCE HALL

Through the front entrance door leads into the entrance hall, a great impression on any guest, comprising of neutral décor with partially tiled walls, wall mounted radiator and uPVC window to the front. Doors leading to the Lounge area and handy downstairs WC.

LOUNGE

15'5" x 15'8" (4.70m x 4.78m)

An elegant living space, boasting bright tasteful décor and generous space for furniture. Drenched in natural light through a uPVC window to the front exterior benefitting from laminate flooring with wall mounted radiator, aerial point in place and double doors leading into the kitchen/diner. Door leading to understairs storage cupboard with carpeted stairs rising to the first floor landing.

KITCHEN DINING ROOM

15'4" x 9'8" (4.67m x 2.95m)

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob with extractor fan over and splash back tiling, built in electric oven, sink and drainer with mixer tap, integrated fridge freezer, under counter space and plumbing for washing machine and dishwasher. Plenty of room for dining table creating the perfect place to sit and have cup of coffee in the morning. Comprising of wall mounted radiator, vinyl flooring, uPVC window and uPVC French doors leading directly out into the beautiful rear garden.

DOWNSTAIRS WC

3'1" x 8'6" (0.94m x 2.59m)

Handy addition to any busy household, comprising of low flush WC, pedestal wash hand basin, vinyl flooring and tall modern wall mounted radiator to finish.

LANDING

Spacious landing with doors leading to all three

bedrooms and family bathroom. Having carpet flooring with handy storage cupboard to the side. Loft hatch giving access to fully boarded loft space.

BEDROOM ONE

8'6" x 13'3" (2.59m x 4.04m)

A beautifully decorated master bedroom having the extra benefit of built in wardrobe with sliding mirrored doors providing that storage we all crave. Large uPVC window to the front elevation letting in the natural light, vinyl flooring and wall mounted radiator.

BEDROOM TWO

8'6" x 12'5" (2.59m x 3.78m)

Further good sized second bedroom, again neutrally decorated with vinyl flooring, wall mounted radiator and uPVC window overlooking the garden.

BEDROOM THREE

6'8" x 11'9" (2.03m x 3.58m)

BATHROOM

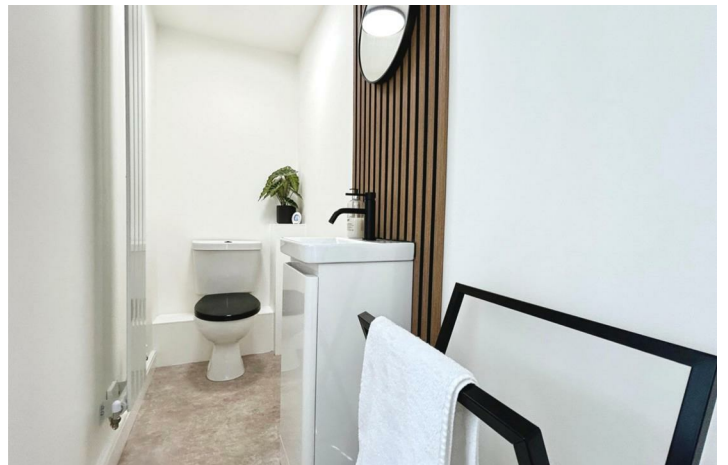
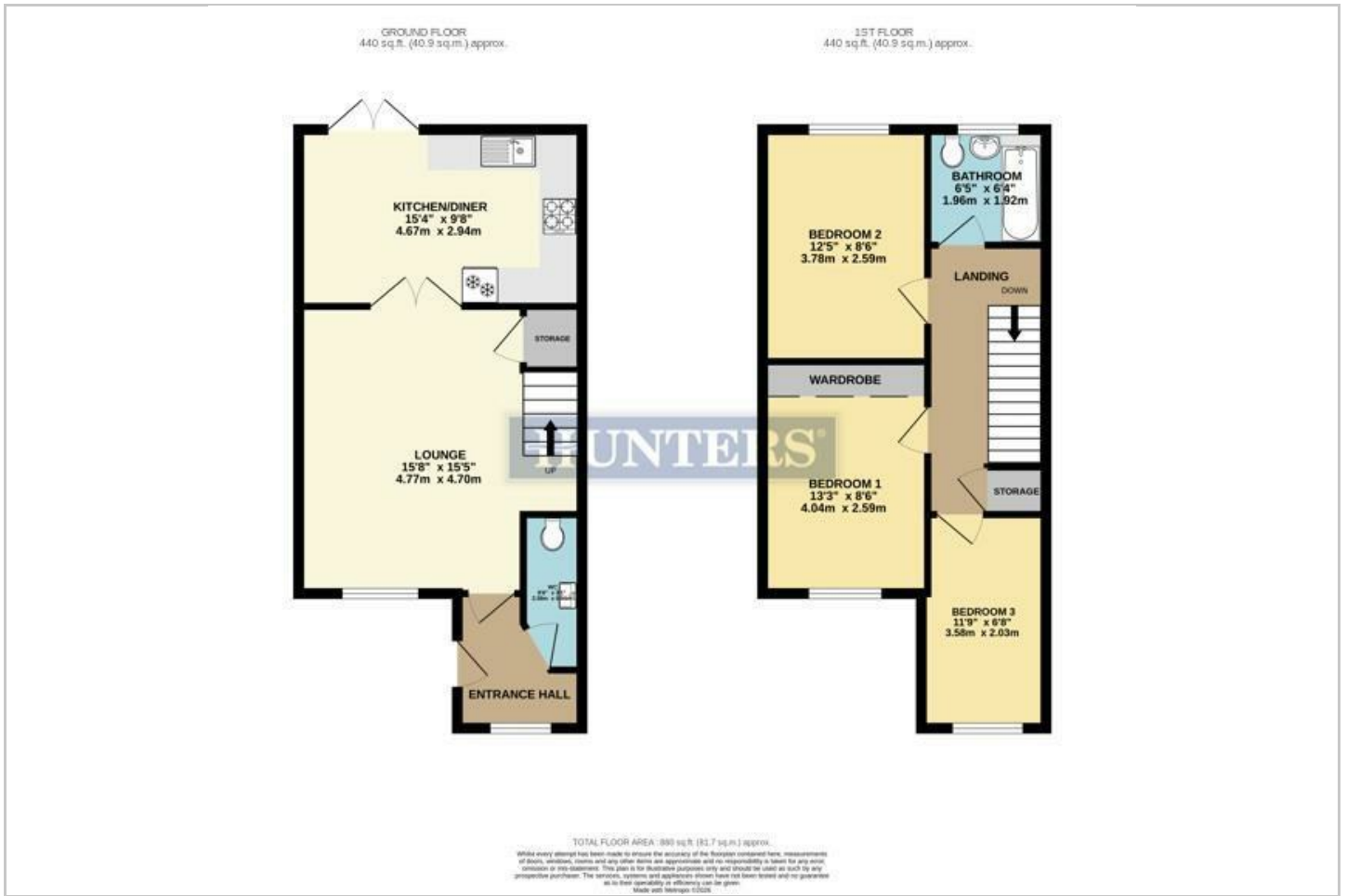
6'3" x 6'4" (1.91m x 1.93m)

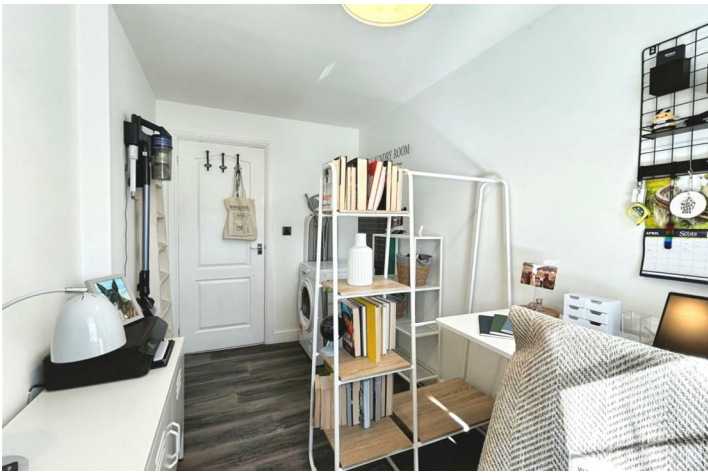
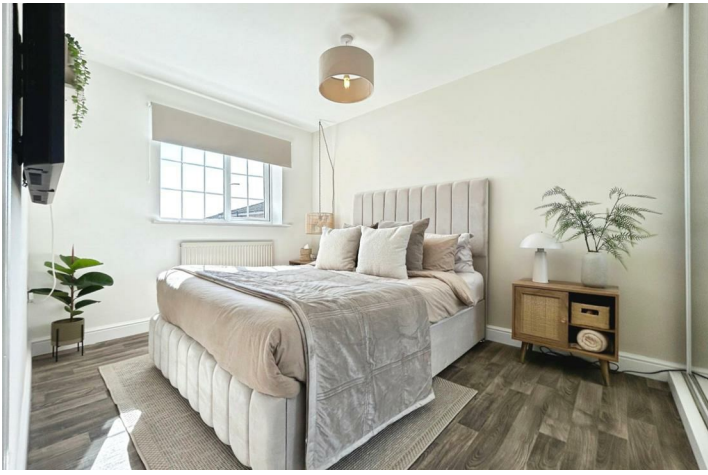
Perfect spot to relax and unwind the sleek family bathroom comprises of three piece white suite with low flush WC, pedestal wash hand basin with storage under and bath with shower over and glass screen in place. Tiles to the walls with vinyl flooring, heated towel rail and frosted uPVC window to the rear elevation.

EXTERIOR

The front of the property boasts great kerb appeal with a well maintained garden area having beautiful plants and shrubs with long driveway leading to the front entrance door offering off road parking. To the rear of the property is a sizeable, well kept, enclosed garden, mainly laid to lawn with large slabbed patio area providing the perfect spots to entertaining in the summer months, surrounded by colourful trees and plants adding splashes of colour to your view.

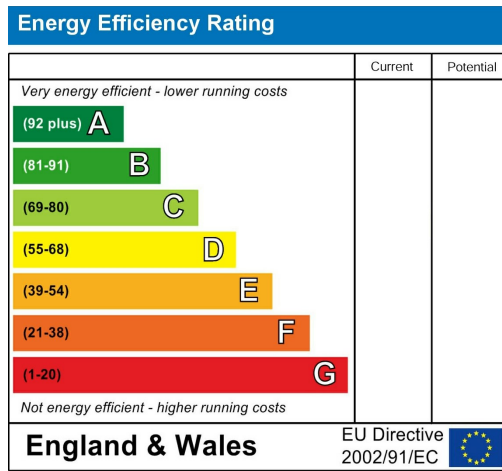
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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