merryweathers
Est. 1832









# 8 Doncaster Road, Thrybergh, Rotherham, S65 4AG

## Asking Price £170,000

GUIDE PRICE £170,000 - £175,000.
For sale: an immaculate three-bedroom semi-detached house on Doncaster Road in Thrybergh, Rotherham.

The ground floor offers a bright open-plan lounge and dining room with fresh neutral décor and new carpeting, leading to a modern fitted kitchen with integral appliances, wood-effect worktops and herringbone-style flooring. There are two porches, providing practical everyday access and useful space for coats and shoes. Upstairs are three well-presented bedrooms and a bathroom with contemporary tiling and a separate shower enclosure.

Outside, the property enjoys front and rear gardens with lawn and patio areas, ideal for low-maintenance outdoor space, plus a rear garage for parking or storage.

Thrybergh Country Park is within easy reach for lakeside walks, while Rotherham town centre offers a wide range of shops, cafés and leisure facilities. Local primary and secondary schools serve the area. Regular buses along Doncaster Road connect to Rotherham Interchange and Doncaster, where rail services provide routes to Sheffield in around 15 minutes and Leeds in under an hour. The property is offered with no chain.

## Entrance Porch
Property is accessed through a glazed door. A further door leading into the entrance hall.

## Downstairs W.C
Having a w.c ,ow flush w.c, tiled walls, a window and a radiator.

## Kitchen 13'10" x 6'11" (4.22 x 2.11)




Having a range of wall and base units in white gloss with matching work surfaces, 1.5 sink unit with mixer tap over, ceramic hob, oven and hood. Fitted dishwasher and integral dishwasher, contemporary radiator, two single glazed windows and a glazed door into a rear porch.

## Rear Porch
Having a glazed door leading into the rear garden.

## Lounge Dining Room 27'9" x 12'2" (8.46 x 3.71)





Having a single glazed window to both the front and rear elevation and two radiators.

## First Floor Landing



Having a single glazed window.

## Bedroom One 14'2" x 10'9" (4.33 x 3.29)



Having a single glazed window, a radiator and a storage cupboard.

## Bedroom Two 12'1" x 10'5" (3.70 x 3.19)



Having a single glazed window, and a radiator.

## Bedroom Three 11'3" x 10'11" (3.45 x 3.33)



Having a single glazed window, and a radiator.

## Shower Room



Having a shower cubicle with electric shower, hand wash basin, low flush w.c,, a single glazed window and a contemporary radiator.

## Outside





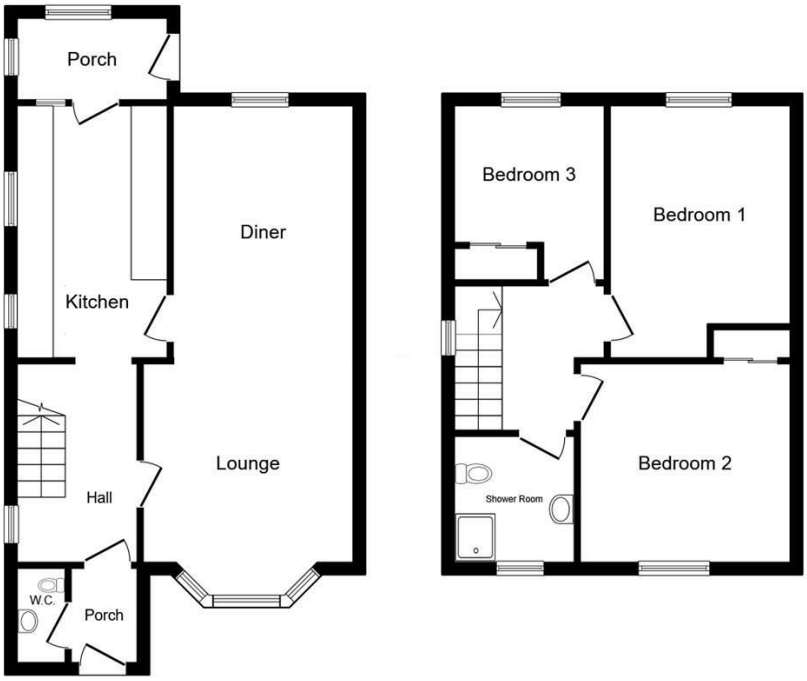
To the front of the property is an artificial lawn with bark chippings all of which is full enclosed.

To the rear of the property is a patio garden area and a pathway leading to the garage.

## Material Information

Council Tax Band A
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 garage
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
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Floor Plan

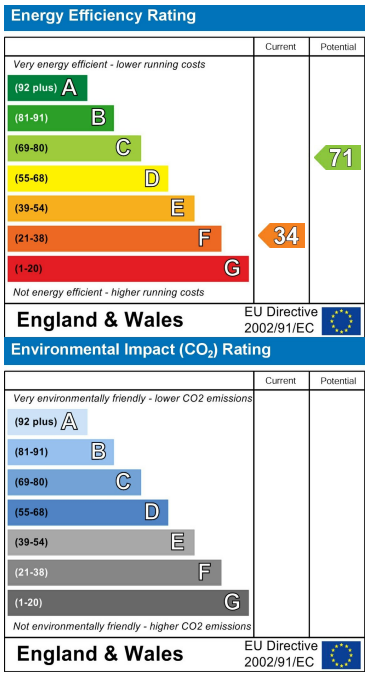



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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