



4 Briton Square, Thurnscoe, Rotherham, S63 0HQ

Situated in a quiet cul-de-sac, this spacious three-bedroom home offers fantastic potential for first-time buyers, growing families or anyone looking for a property they can truly make their own.

From the moment you step inside, you'll appreciate the flexible layout. To the right of the entrance is a versatile reception room that could be used as a home office, playroom, snug, hobby room or bedroom, depending on your lifestyle. Leading from here is a modern shower room, complete with a state-of-the-art shower.

To the left of the hallway is the spacious main living room, where natural light floods the room, creating a bright and welcoming space. The property has been thoughtfully extended, providing an additional reception room that the current owners affectionately call the sun room, a wonderful space to relax, unwind or enjoy views over the garden.

The kitchen offers a built-in cooker, hob and extractor, and access to the garden, while upstairs you'll find three well-proportioned bedrooms along with a family bathroom. The loft has also been boarded, well insulated and provides excellent additional storage space, with the property's solar panel battery conveniently located there.

Outside, the home continues to impress. To the front is off-road parking, while the generous rear garden has been

- Spacious 3 Bedroom Semi-Detached House
- Family Bathroom on First Floor
- Additional Shower Room on Ground Floor
- Converted Loft
- Enclosed Garden
- Additional Storage in Garden
- Solar Panels and CCTV
- Off Road Parking
- Close to Amenities, Shops and Schools
- Viewing Recommended

£150,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	