

**Churchills**



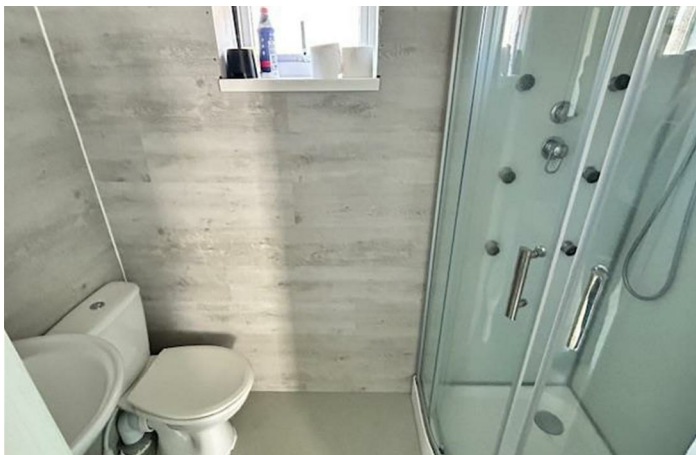
## Lancaster Street

Thurnscoe, S63 0HN

- FOUR BEDROOMS
- uPVC DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING
- EPC RATING C
- SEMI DETACHED HOUSE
- COMBINATION BOILER
- LARGE REAR GARDEN

**Offers In The Region Of £130,000 Freehold**





Situated on Lancaster Street in Thurnscoe, Rotherham, this delightful semi-detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

The property boasts two bathrooms and four bedrooms, ensuring convenience for busy households. This feature is particularly beneficial for families, allowing for a seamless morning routine. Each bedroom is generously sized, offering a peaceful retreat at the end of the day.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The semi-detached nature of the house provides a sense of privacy while still being part of a vibrant community.

In summary, this semi-detached house on Lancaster Street is a wonderful opportunity for those looking to settle in Thurnscoe. With its spacious living areas, multiple bedrooms, and convenient bathrooms, it is a property that promises comfort and practicality in equal measure. Do not miss the chance to make this lovely house your new home.

#### GROUND FLOOR ACCOMMODATION

Timber framed doorway opens into:

#### ENTRANCE LOBBY

uPVC double glazed window to front elevation. Stairs to first floor landing with handrail and newel posts.

#### KITCHEN

14'2" reducing to 8'7" \* 10'5"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with chimney type extractor over. Space and plumbing for an automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. Double panelled central heating radiator. Wall mounted combination boiler. Tiles to splash back areas.

#### LOUNGE

16'1" \* 9'5"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator. uPVC double glazed French doors to rear garden.

#### BATHROOM

11'5" \* 5'2"

uPVC double glazed window to side elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Separate shower cubicle with direct feed shower over. Tiles to all walls and flooring. double panelled central heating radiator.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs from entrance lobby. Laminate wood effect flooring.

### **BEDROOM ONE**

11'2" \* 10'6"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Double panelled central heating radiator.

### **EN SUITE**

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and separate shower cubicle with direct feed shower, Cladding to walls.

### **BEDROOM TWO**

10'9" \* 8'2"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

### **BEDROOM THREE**

11'10" \* 7'6"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator.

### **BEDROOM FOUR**

7'9" \* 6'11"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator.

### **OUTSIDE AND GARDENS**

To the front is a small garden with gates opening onto off road parking for two vehicles. To the rear is a good size garden fenced and mostly grass with two sheds.

### **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

### **IMPORTANT INFORMATION**

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we

would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

### **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier.  
Heating is gas and supplied by Mains Supplier.

### **MOBILE COVERAGE**

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

### **BROADBAND**

The property broadband speed is excellent with fibre broadband available on the street.



**Local Authority Barnsley MBC**  
**Council Tax Band A**  
**EPC Rating C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.