



## 46 Beckwith Grove | Thurcroft | Rotherham | S66 9FJ

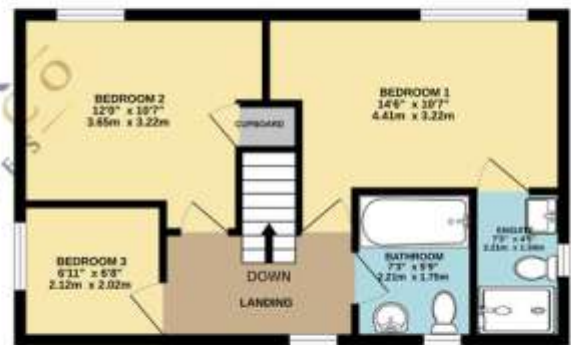
Offers Over £225,000

Bell & Co Estates are delighted to offer to the market this well-proportioned three-bedroom detached property, perfect for first-time buyers and growing families alike. With a generous layout across two floors, this home combines practicality with contemporary living. You are welcomed by a central entrance hallway with useful storage and a handy downstairs WC. To the right is a bright and spacious lounge, perfect for relaxing with family. To the left, the home opens into a stylish and generously sized kitchen/diner with integrated appliances, plenty of worktop and cupboard space, ideal for entertaining and everyday living with under-stairs storage. Upstairs offers three well-proportioned bedrooms. Master bedroom housing ensuite shower room. Further double and good sized single bedroom. A modern family bathroom completes the first floor with shower over bath, wash basin and WC. To the back of the property is a driveway providing off road parking for at least three vehicles in front of the garage. The garden is of a good size, laid with artificial grass for low maintenance and patio area. Located in a popular and family-friendly neighbourhood of Thurcroft, the property is within easy reach of local schools, shops, and transport links — offering both comfort and convenience. This home is ready to move into — early viewing is highly recommended!



**GROUND FLOOR**  
449 sq.ft. (41.7 sq.m.) approx.

**1ST FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.



**TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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46, Beckwith Grove  
Thurcroft  
ROTHERHAM  
S66 9FJ

Energy rating

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Valid until  
**16 March 2027**

Certificate number  
**0652-3803-7976-9693-5805**

**Property type** Detached house

**Total floor area** 85 square metres

Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements