



**Recreation Avenue, Thurcroft Rotherham S66 9DF**

**welcome to**

**Recreation Avenue, Thurcroft Rotherham**

CALLING ALL FIRST TIME BUYERS!! Modern TWO bedroom END TERRACED property with enclosed REAR GARDEN and CONSERVATORY!! Conveniently located for amenities and schools within Thurcroft!! Close to motorway connections! \*\*\* GUIDE PRICE £130,000 - £140,000 \*\*\*



### **Entrance Hall**

Front facing door leading into hallway having central heating radiator and hard wood flooring.

### **Lounge**

The main focal point of the room being the feature fireplace with electric fire. Front facing double glazed window and central heating radiator.

### **Kitchen**

Having wall and base units set above and below wood effect worktops incorporating black Andesite sink and drainer. Space for electric oven, fridge freezer and plumbing for washing machine. Brick effect tiling to splashback areas and tiled flooring, rear facing double glazed window and central heating radiator. Understairs storage cupboard and rear facing double glazed door leading into..

### **Conservatory**

UPVC construction conservatory with side and rear facing double glazed windows and rear facing double glazed French doors. Built in storage cupboard, central heating radiator and vinyl flooring.

### **Stairs And Landing**

Stairs rising to first floor accommodation. Having access to boarded loft space via built in ladder.

### **Bedroom One**

Modern bedroom with two built in wardrobes and downlighting. Built in storage cupboard housing combi boiler. Front facing double glazed window and central heating radiator.

### **Bedroom Two**

Paneling to all walls. Rear facing double glazed window and central heating radiator.

### **Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with rainfall shower to taps. Partial tiling to walls and vinyl flooring. Rear facing double glazed window and heated towel rail.

### **Outside Space**

Walled frontage with pebbled area and path leading to the rear garden. To the rear is a low maintenance pebbled seating area with raised astro turf and further pebbled area. Timber shed.

### **Agent Notes**

\*\*\*Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies\*\*\*



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## Recreation Avenue, Thurcroft Rotherham

- MODERN THROUGHOUT
- CONSERVATORY
- TWO BEDROOM END TERRACED
- ENCLOSED REAR GARDEN
- \*\*\* GUIDE PRICE £130,000 - £140,000 \*\*\*

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT107885 - 0004

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