



BEECROFT
ESTATES

59 High Street

Thurnscoe, Rotherham, S63 0QJ

Offers In The Region Of £170,000



A SPACIOUS THREE-BEDROOM SEMI-DETACHED FAMILY HOME

This deceptively spacious semi-detached property is sure to pleasantly surprise, offering considerably more accommodation than may initially be expected from the outside. Ideal for family living, the property boasts generous and well-presented accommodation throughout, including a family dining kitchen, large lounge, useful downstairs WC, three double bedrooms, with the master benefiting from an en-suite, together with a family bathroom.

Externally, there is off-road parking to the front via a driveway, while the enclosed rear garden is predominantly laid to lawn and features a patio area, providing an excellent space for outdoor relaxation and entertaining.

Ideally positioned close to a range of local amenities, transport links and schools, this property must be viewed to be fully appreciated.



GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall with stairs rising to the first-floor landing and access to the convenient downstairs WC.

LOUNGE

A well-proportioned lounge benefiting from wooden flooring, French-style doors leading out to the rear garden, radiator and TV aerial point.

DINING KITCHEN

Again, of good size, this open-plan kitchen/diner is ideal for family gatherings and entertaining. The kitchen comprises a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap, together with an integrated oven, hob and extractor fan. There is space for additional appliances, including plumbing for a washing machine.

The dining area provides ample space for a large dining table and benefits from useful storage, radiator, wooden flooring and a front-facing double glazed window.

DOWNSTAIRS WC

Comprising a WC and wash hand basin.

FIRST FLOOR

LANDING

With loft access.

MASTER BEDROOM

A spacious bedroom offering ample space for a range of furniture, benefiting from a front-facing double glazed window and radiator, with access to the en-suite.

EN-SUITE

A three-piece suite comprising a shower cubicle, WC and wash hand basin. The room also benefits from a window with obscure glazing and a radiator.

BEDROOM TWO

A further double bedroom benefiting from a rear-facing double glazed window and radiator.

BEDROOM THREE

Another double bedroom benefiting from a rear-facing double glazed window and radiator.

HOUSE BATHROOM

Having a three-piece suite comprising bath, wash hand basin and WC, together with a radiator and window with obscure glazing.

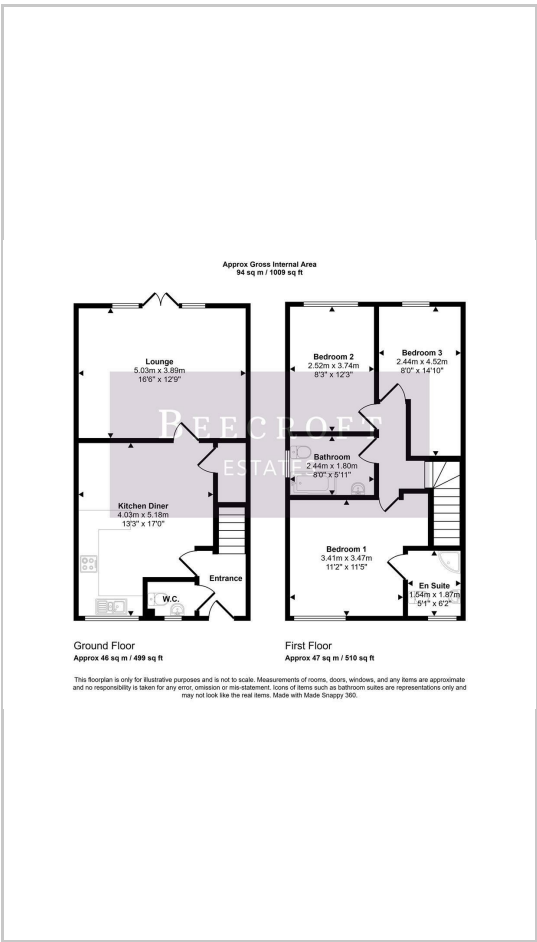
OUTSIDE

Externally, the property benefits from a block-paved driveway providing parking for approximately two to three vehicles. A gated pathway to the side leads through to the enclosed rear garden, which is mainly laid to lawn and further benefits from a shed and seating area, providing an ideal space for outdoor relaxation and entertaining.

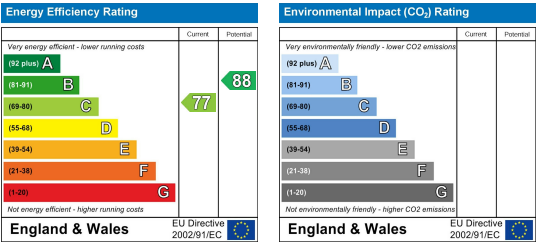
Area Map



Floor Plans



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.