



## 98 School Street

Thurnscoe, Rotherham, S63 0AW

£169,950



Immaculately Presented Two Double Bedroom Semi-Detached Home – Move-In Ready

This immaculately presented two double bedroom semi-detached home is ready to move straight into and would ideally suit a young couple, first-time buyer, or downsizer. The property has been beautifully maintained throughout, and the quality of finish is sure to impress.

Situated on a modern development, the home benefits from off-road parking via a driveway and an enclosed rear garden, perfect for outdoor living.

Internally, the property offers a well-proportioned dining kitchen, a comfortable lounge, two double bedrooms, a house bathroom, and a convenient downstairs WC.

Early viewing is highly recommended to fully appreciate the standard and space this home has to offer.



## GROUND FLOOR

### ENTRANCE

A welcoming hall entered via a composite door, with stairs rising to the first-floor landing.

### LOUNGE

A very well presented lounge featuring a front facing double glazed window, creating a bright and airy room. The space also includes a radiator and a TV aerial point, offering a comfortable and versatile living area.

### DINING KITCHEN

A spacious, modern dining kitchen comprising a range of wall and base units with worktop surfaces incorporating the sink unit with mixer tap. The kitchen includes integrated appliances such as an oven, hob, and extractor, as well as a fridge freezer, washing machine, and dishwasher. There is a handy storage cupboard and ample space for a dining table. French-style doors and a rear-facing double-glazed window allow plenty of natural light, and the room also benefits from a radiator.

### DOWNSTAIRS WC

A practical WC comprising a WC and wash hand basin, providing a convenient and functional addition to the home.

## FIRST FLOOR

### LANDING

With loft access.

### BEDROOM ONE

A lovely, spacious double bedroom featuring a double-glazed window and a radiator, providing a bright and practical sleeping area.

### BEDROOM TWO

A further double bedroom featuring a double-glazed window and radiator, offering a bright and comfortable space.

### BATHROOM

A modern bathroom suite comprising a bath with shower over, WC, and wash hand basin. The room is partially tiled and features a heated ladder-style towel rail, combining style and practicality.

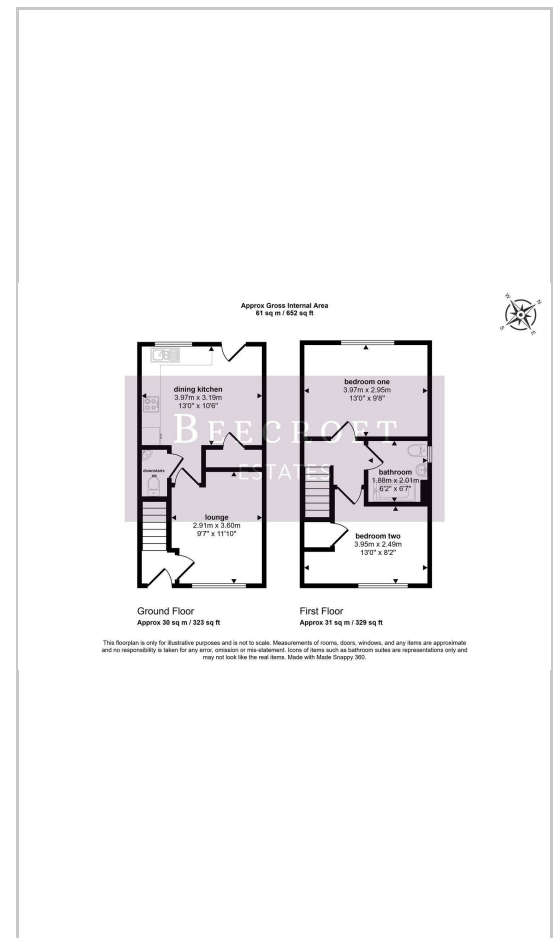
### OUTSIDE

To the front, the property offers a driveway with off-road parking. To the rear, there is an enclosed garden area, mainly laid to lawn, with a patio seating area, providing a private and versatile outdoor space.

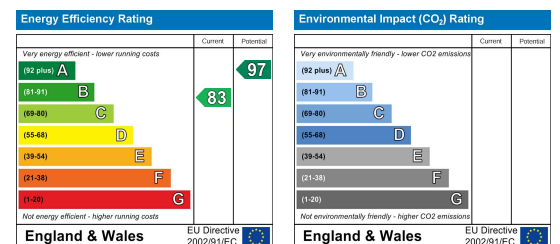
## Area Map



## Floor Plans



## Energy Efficiency Graph



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