

# Churchills



## Southfield Crescent

Thurnscoe,

- TWO BEDROOM
- LOUNGE/DINER
- GARDEN FRONT AND REAR
- EPC RATING D
- SEMI DETACHED HOUSE
- uPVC DOUBLE GLAZING
- COMBINATION BOILER

**Asking Price £140,000 Freehold**







This delightful semi-detached house on Southfield Crescent offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

The location is particularly appealing, with easy access to local amenities and transport links, making it a great choice for those who commute or enjoy exploring the surrounding areas.

This semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents an excellent opportunity in a desirable location. Do not miss the chance to view this charming property.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### ENTRANCE HALLWAY

uPVC double glazed window to front elevation. Stairs to first floor landing with handrail, spindles and newel posts. Understairs storage. Single panelled central heating radiator.

#### KITCHEN

9'1" \* 7'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Tiles to splash back areas. Storage cupboard off. uPVC double glazed and panelled doorway to side elevation.

#### LOUNGE/DINER

20'4" \* 11'11"

uPVC double glazed bay window to front elevation. Surround housing a living flame coal effect gas fire with marble back and hearth, Two single panelled central heating radiators. uPVC double glazed patio doors to rear garden.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point.

#### BEDROOM ONE

15'3" \* 8'5" to wardrobes

uPVC double glazed window to front elevation. Range of fitted wardrobes to either side and above bed space and to one wall. Storage cupboard off housing combination boiler. Single panelled central heating radiator.





## BEDROOM TWO

11'11" \* 9'10"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

## BATHROOM

uPVC double glazed window to rear elevation. Suite in white comprising of hand wash pedestal basin, low flush WC and walk in shower cubicle with direct feed shower. uPVC cladding to shower splash back and fully tiled to rest. Double panelled central heating radiator.

## OUTSIDE AND GARDENS

### 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

### BROADBAND

The property broadband speed is excellent with fibre broadband available.

### MOBILE COVERAGE

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



**Local Authority Barnsley**  
**Council Tax Band B**  
**EPC Rating D**

**Churchills Sales Office**

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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.