

Merrill Road

Thurnscoe

- NO UPWARD CHAIN
- SEMI-DETACHED PROPERTY
- POTENTIAL TO IMPROVE
- GOOD LOCATION
- LARGE CORNER PLOT
- SPACIOUS LIVING
- GAS & ELECTRIC CERTIFICATES
- EPC RATING D

Offers In The Region Of £130,000 Freehold













This spacious semi-detached house offers a wonderful opportunity for those seeking a family home with great potential and the added bonus of no upward chain. Built in 1955, the property boasts a generous 1,087 square feet of living space, making it ideal for comfortable family living.

As you enter, you are welcomed into a well-proportioned entrance hallway and dual aspect lounge, dining kitchen and side porch. The house features three good-sized bedrooms and a layout that is practical and functional. The large corner plot offers plenty of outdoor space, ideal for gardening or creating off road parking (subject to permission)

Ready to be transformed into your next home, with plenty of potential to enhance and personalise. Whether you are a first-time buyer or looking to invest, this property is a fantastic opportunity to create a space that truly feels like home. Don't miss out on the chance to make this delightful property your own in the heart of Thurnscoe.

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. Single panelled central heating radiator.

LOUNGE
17'10" * 12'10"
uPVC double glazed window to front elevation. Single panelled central heating radiator. uPVC double glazed French doors to rear garden.

KITCHEN
11'9" * 11'1"
uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with chimney type extractor over. Space and plumbing for an automatic washing machine. Space for fridge/ freezer, One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas. doorway to:

REAR ENTRANCE LOBBY
uPVC double glazed and panelled doorway to side elevation. Small storage room off with uPVC double glazed window to side elevation.

LARGE STORE ROOM
12'6" * 5'0"
uPVC double glazed window to rear elevation. Light and power supplied.

LANDING
uPVC double glazed window to front elevation. Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point.

BEDROOM ONE
12'10" * 10'6"
uPVC double glazed window to rear elevation. Laminate wood effect flooring. Double panelled central heating radiator.

BEDROOM TWO
10'5" * 6'6",252'7"
uPVC double glazed window to rear elevation. Storage cupboards to alcove. Single panelled central heating radiator.

BEDROOM THREE
10'2" * 6'10"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM
uPVC double glazed window to rear elevation. Suite ion white comprising of bath with shower tap attachment, hand wash basin with storage beneath and low flush WC. uPVC cladding to splash back areas. Single panelled central heating radiator.

OUTSIDE AND GARDENS
To the front is an hedged garden mostly grass with path to front door. To the rear is a small garden mostly grass with patio area.

VIEWINGS
By appointment only with Churchills call 01709 582880 or email 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.

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

BROADBAND
The property broadband speed is excellent with fibre broadband available.



Local Authority BARNSLEY MBC
Council Tax Band A
EPC Rating D





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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.