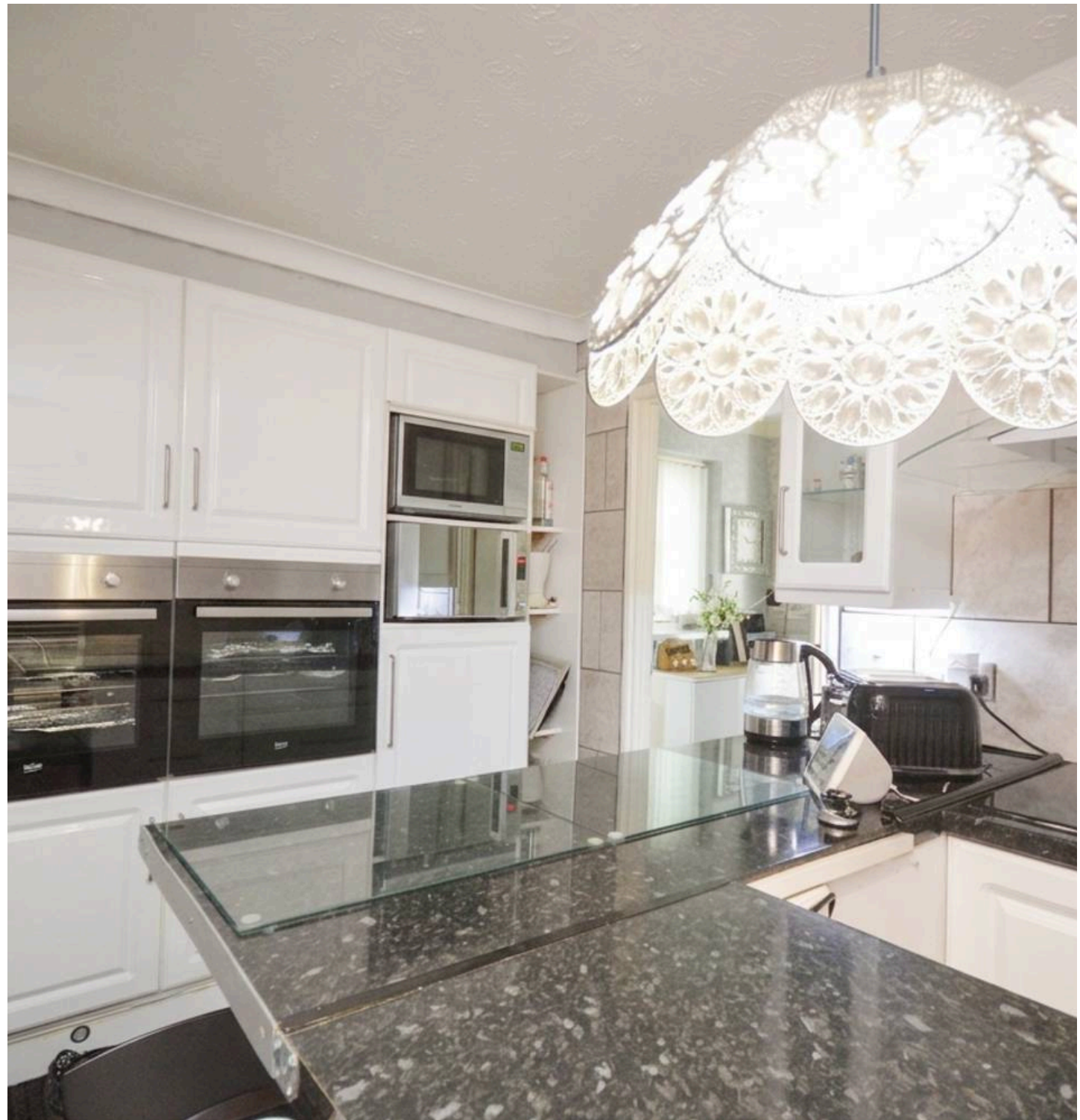




7 Gurth Drive

Thurcroft, Rotherham

- Three Bedroom Semi Detached House
- Spacious Lounge / Diner with feature fireplace
- Fitted Kitchen & Useful Utility
- Additional Lean-to, purpose built Workshop and bright Conservatory
- Tranquil & Private Rear Garden
- Driveway for Two Vehicles
- Freehold | Non Standard Construction | EPC ordered



7 Gurth Drive

Thurcroft, Rotherham

Guide Price: £140,000 to £150,000. Situated in the popular village of Thurcroft, this THREE Bedroom Semi Detached property offers an abundance of space and versatile living accommodation, making it an ideal purchase for first time buyers or those looking for a little extra room.

The ground floor comprises a spacious Lounge/Diner featuring a traditional fireplace and patio doors opening into a bright and welcoming Conservatory. This leads through to a purpose built rear lobby, with an adjoining workshop offering a versatile space that could be utilised for a variety of purposes.

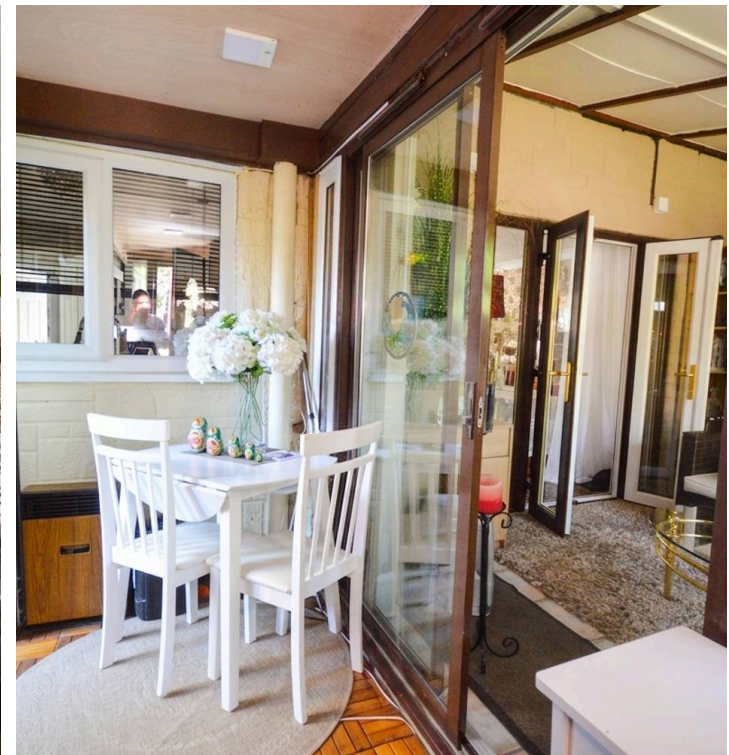
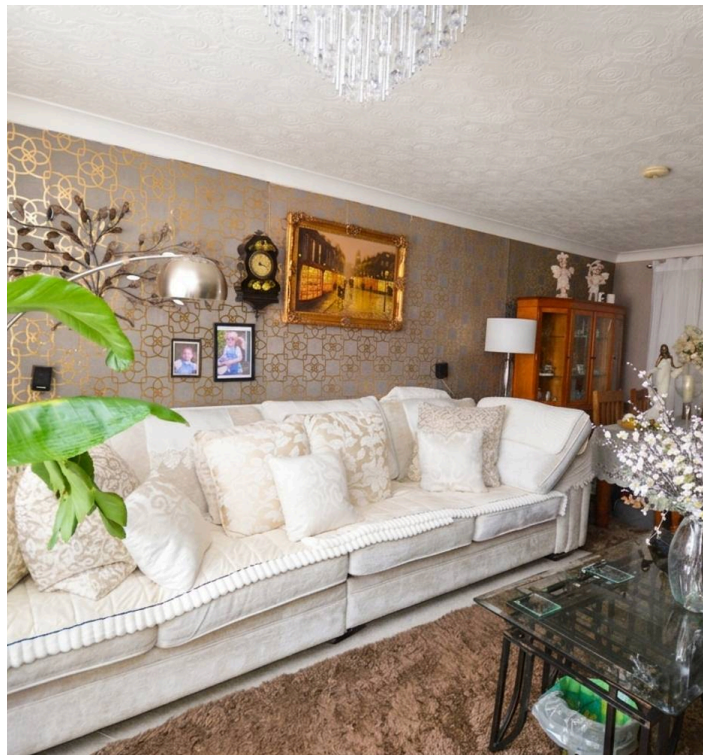
There is also a useful Utility area leading into the fitted kitchen, which benefits from a built in oven and space for additional appliances. To the side of the property is an additional Lean to, creating another peaceful and versatile living space.

To the first floor, there are two generous Double Bedrooms and a further Single Bedroom, along with a Family Bathroom fitted with a corner bath and shower over.

Externally, the property benefits from a driveway providing off road parking for two vehicles.

The rear garden is a particularly unique feature of this home. Beautifully landscaped to create a secluded 'secret garden', it offers a number of decked and seating areas, a pond and a summer house, providing a tranquil and private space in which to relax and enjoy the outdoors.

Please note that this property is of non standard construction. Specialist mortgage advice may be



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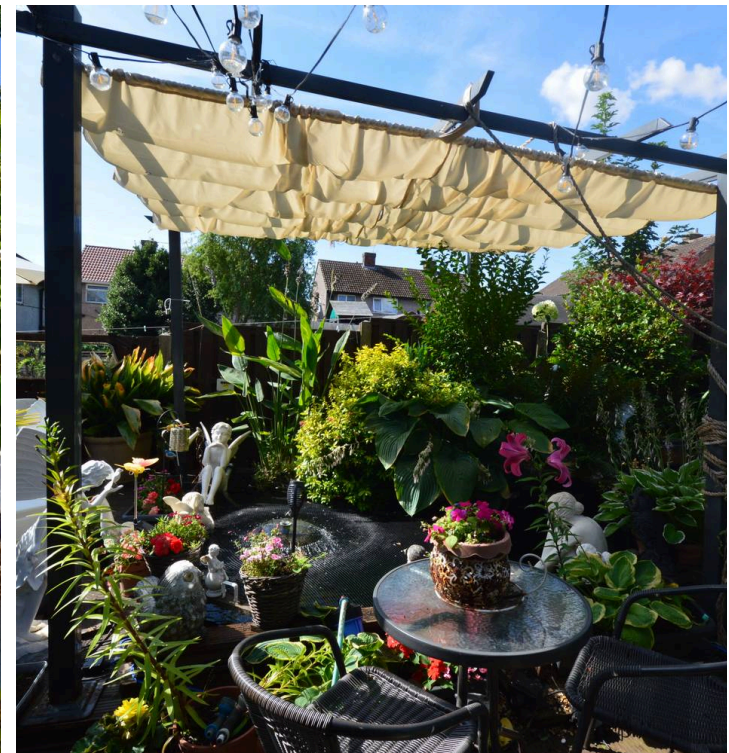
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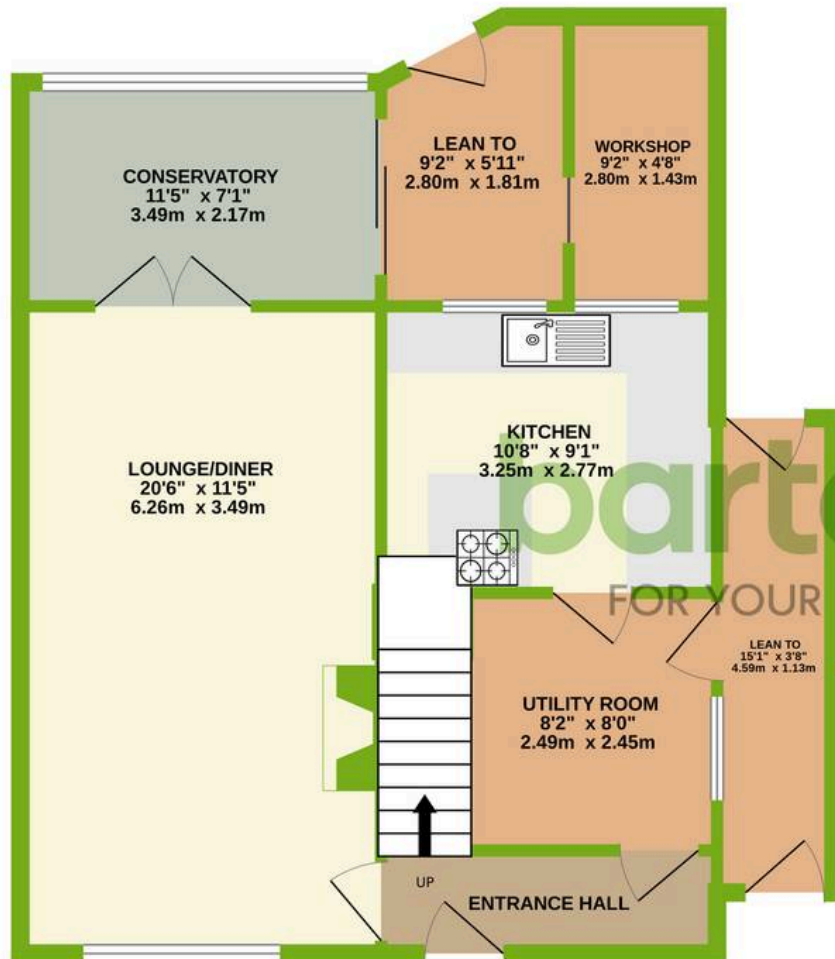
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Viewings strictly by appointment only!**

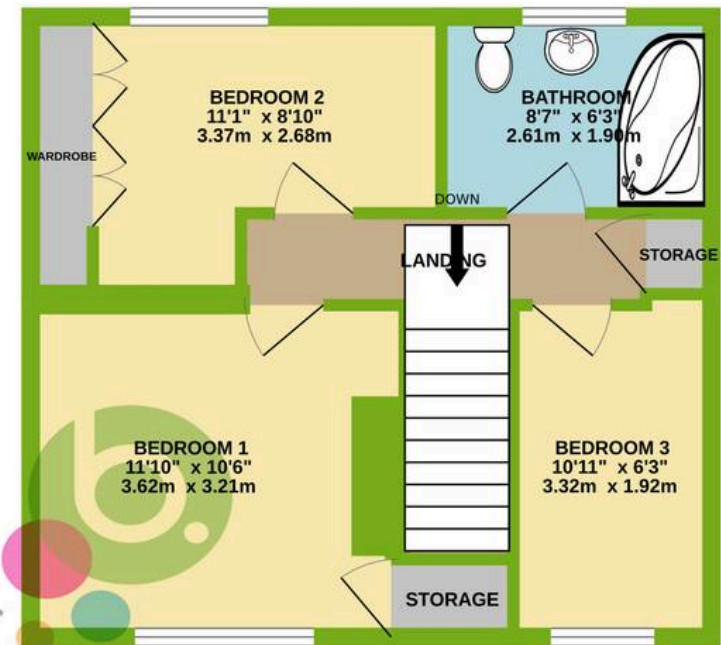




GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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