FOR SALE

4

......

.....



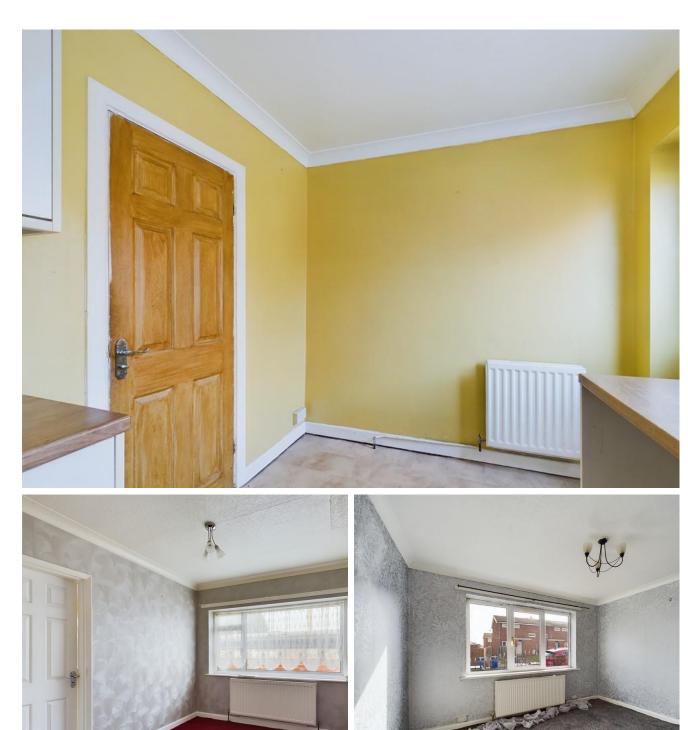


2.22



Butcher Street, Thurnscoe Asking Price Of £130,000





Butcher Street, Thurnscoe 2 Bedrooms, 1 Bathroom Asking Price Of £130,000

- Enclosed garden
- Two double bedrooms
- Dining room
- Loft room
- •

This spacious two double bedroom bungalow is situated in a convenient location on Butcher Street in Thurnscoe. It offers easy access to local amenities, schools, and major transport links, making it an ideal choice for families and commuters alike.

Upon entering the property, you are welcomed into a hallway that leads to various rooms. The generous - sized lounge is bathed in natural light, creating a warm and inviting atmosphere for relaxation and entertainment. The fitted kitchen is equipped with an integrated hob and oven, providing modern convenience for all your culinary needs.

Additionally, there is a separate dining room that offers a perfect space for formal dining or could be utilized as a home office or playroom, depending on your requirements. The property boasts two spacious double bedrooms, providing ample space for comfortable living. These bedrooms are ideal for accommodating family members or guests, and they offer flexibility in terms of furniture arrangement.

The family bathroom features a stylish white threepiece suite, including a bath with shower over, a washbasin, and a toilet. It provides a functional and tasteful space for daily grooming and relaxation. One unique feature of this property is the loft room, accessible via a fold-down staircase, this additional space provides versatility.

Externally, the property offers an enclosed garden to the rear, providing a safe and private space for outdoor DINING ROOM With coving to the ceiling, side facing activities and entertaining. The lawned front area adds to the property's charm and curb appeal. On-street parking is available, ensuring convenience for residents and visitors.

Overall Butcher Street is a delightful bungalow that offers spacious and versatile living accommodation. Its prime location near local amenities, schools, and major door. transport links adds to its appeal. Whether you are a family looking for a comfortable home or a commuter seeking convenient access to nearby amenities, this property presents an excellent opportunity to enjoy a quality lifestyle in Thurnscoe.

ENTRANCE HALL Giving access to all main room and front facing entrance door.

LOUNGE With coving to the ceiling, wall mounted fire and front facing window.

window and door to the kitchen.

KITCHEN With coving to the ceiling and a range of fitted wall and base units. Wall units include extractor hood. Base units are set beneath worksurfaces which include a hob, oven, plumbing for washing machine, tiled splash backs, rear facing window and entrance

BEDROOM ONE A double size room with coving to the ceiling and front facing window.

BEDROOM TWO A double size room with coving to the ceiling and rear facing window.







BATHROOM Having a white three piece suite comprising of a low flush w.c, vanity wash hand basin, bath with shower over, tiled walls, and rear facing window.

OUTS IDE To the front of the property is a walled garden with path to front entrance door. To the rear is an enclosed garden with patio, lawn and shrub borders.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	66	82
(81-91) B		
(69-80)		
(55-68) D		





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA T: 01709 544982 • E: rotherham@martinco.com

01709 544982 http://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or less ors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and fittings

