



**12 Ivanhoe Road | Thurcroft | Rotherham | S66 9PX**

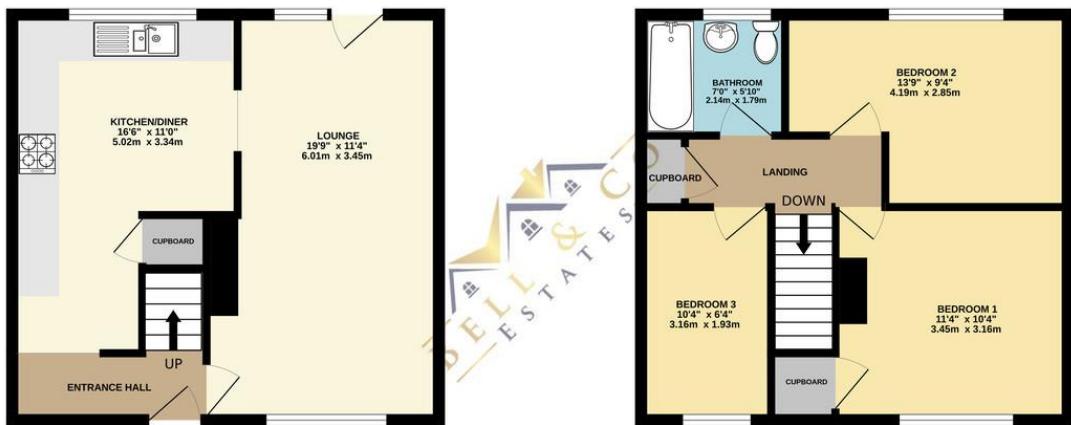
**Guide Price £150,000 to £160,000**

Bell & Co Estates are pleased to present this superbly presented three-bedroom semi-detached property offering stylish and spacious accommodation across two floors, having recently undergone a thoughtful renovation. Ideal for families, first-time buyers, or investors alike, this home blends modern finishes with practical living spaces on a good size plot. Step into a welcoming entrance hall leading to a generous modern kitchen/diner, complete with sleek, modern fittings and ample space for cooking and dining as well as a handy under-stairs cupboard adds extra storage. The spacious lounge is the perfect setting for family relaxation or entertaining, with an abundance of natural light with patio doors opening on to the rear garden. Upstairs, you'll find three well-proportioned bedrooms, bedroom one a bright and spacious main bedroom with store cupboard, bedroom two, another generous double and bedroom three is ideal as a nursery, guest room, or home office. The stylish family bathroom has been finished to a high standard and serves all bedrooms comfortably. To the front of the property is a grassed area which could be modified to provide off road parking. To the rear is an enclosed garden which is mainly laid to lawn with pebbled grassed area. Close to local amenities this home is in a great location. This turn-key home is situated in a popular residential area and is ready for immediate occupancy. Early viewing is highly recommended to fully appreciate the quality and space on offer.



GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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 errors, 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 quality or efficiency can be given.  
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## Contact Details

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Energy rating

**D**

Valid until	Certificate number
<b>15 February 2033</b>	<b>0800-8461-5522-7096-1273</b>

**Property type** Semi-detached house

**Total floor area** 78 square metres

Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.