



**Charles Street, Thurcroft Rotherham S66 9HG**

**welcome to**

**Charles Street, Thurcroft Rotherham**

For Sale with NO UPWARD CHAIN! This three bedroom End Terraced property is perfect for FIRST TIME BUYERS or INVESTORS. \*\*\*£125,000\*\*\*



### **Entrance Hall**

Front double glazed UPVC floor, central heating radiator and laminate flooring.

### **Lounge**

12' 10" x 17' 1" into recess ( 3.91m x 5.21m into recess )  
Front double glazed window, central heating radiator and laminate flooring.

### **Kitchen**

8' 9" x 9' 6" ( 2.67m x 2.90m )  
Fitted kitchen with range of wall and base units set above and below worksurfaces incorporating a stainless steel sink and drainer, built in electric oven and a gas hob. There is space for a fridge freezer and plumbing for washing machine. Vinyl flooring, rear double glazed window, wall mounted combination boiler and central heating radiator.

### **Stairs And Landing**

Stairs rising to first floor accommodation having carpet flooring and a side facing double glazed window.

### **Bedroom One**

10' x 13' 11" into recess ( 3.05m x 4.24m into recess )  
Having a storage cupboard, front double glazed window, carpet flooring and central heating radiator.

### **Bedroom Two**

10' 11" x 8' 2" ( 3.33m x 2.49m )  
Carpet flooring, rear double glazed window and central heating radiator.

### **Bedroom Three**

8' 9" x 8' 8" ( 2.67m x 2.64m )  
Rear double glazed window and central heating radiator.

### **Bathroom**

Three piece suite comprising low flush WC, wash hand basin and paneled bath with shower over. Vinyl flooring, part tiling to the walls, central heating radiator and rear double glazed window.

### **Outside**

To the front of the property is a lawned garden and a driveway for several vehicles. A yard area to the rear with two storage outbuildings.



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## Charles Street, Thurcroft Rotherham

- THREE BEDROOM END TERRACED
- OFF ROAD PARKING
- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- \*\*\*£125,000\*\*\*

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107831 - 0003

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