



## Elmore Street, Thurcroft, Rotherham, S66

NO CHAIN!! Don't miss your opportunity to purchase this modern throughout, large four bedroom family home! Situated in a popular residential area and benefitting from master bedroom with ensuite and large kitchen/diner. Also offering off road parking, garage and enclosed rear garden. The property is well positioned for great local amenities and has good road links to the M1 and M18 motorway. A viewing is an absolute must!

## Asking Price Of £225,000

- FOUR BEDROOMS
- DETACHED HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING AND GARAGE





## Property Description

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### HALLWAY

Enter into welcoming hallway with built in welcome mat, neutral decor and carpet flooring. Two ceiling lights, radiator and stair rise to first floor landing. Doors to lounge, kitchen/diner, downstairs WC and garage.

### LOUNGE

11'7" x 14'0" (3.54m x 4.28m)

A bright and spacious neutral decor, carpet flooring and modern feature fireplace with pebble effect fire. Ceiling light, radiator, TV point and window to the front.

### KITCHEN/DINER

24'3" x 10'7" (7.41m x 3.25m)

A generous sized family room fitted with ample modern wall and base units and contrasting worktops. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and chimney hood extractor fan. Space for full height fridge/freezer, integrated dishwasher and under counter space for washing machine. Ample space for living/diner, two ceiling lights, radiator and window to the rear. Vinyl flooring and patio door to rear garden.



## Elmore Street, Thurgroft, Rotherham, S66



### DOWNSTAIRS WC

5' 4" x 3' 3" (1.64m x 1.00m)

Comprising of wash basin and close coupled WC. Ceiling light, extractor fan, painted walls and vinyl flooring.

### STAIRS/LANDING

A carpet stair rise to first floor open landing with ceiling light, loft access and window. Doors to four bedrooms, bathroom and cupboard housing hot water tank.

### MASTER BEDROOM

11' 9" x 12' 9" (3.59m x 3.89m)

A generous sized doubled bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front. Door to ensuite.

### ENSUITE

6' 6" x 6' 7" (1.99m x 2.03m)

Comprising of shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and wood effect flooring.

### BEDROOM 2

9' 0" x 12' 0" (2.75m x 3.68m)

A second generous sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator, TV point and window to the rear.

### BEDROOM 3

8' 6" x 9' 10" (2.61m x 3.00m)

A third double bedroom with neutral decor and carpet flooring, Ceiling light, radiator, TV point and window to the front.

### BEDROOM 4

8' 6" x 8' 10" (2.60m x 2.70m)

A fourth generous sized single bedroom with neutral decor and carpet flooring. Ceiling light, radiator, TV point and window to the rear.

### BATHROOM

6' 2" x 8' 10" (1.90m x 2.70m)

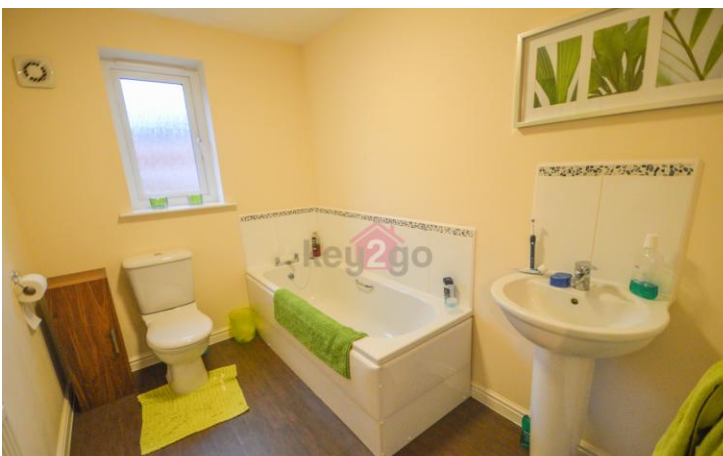
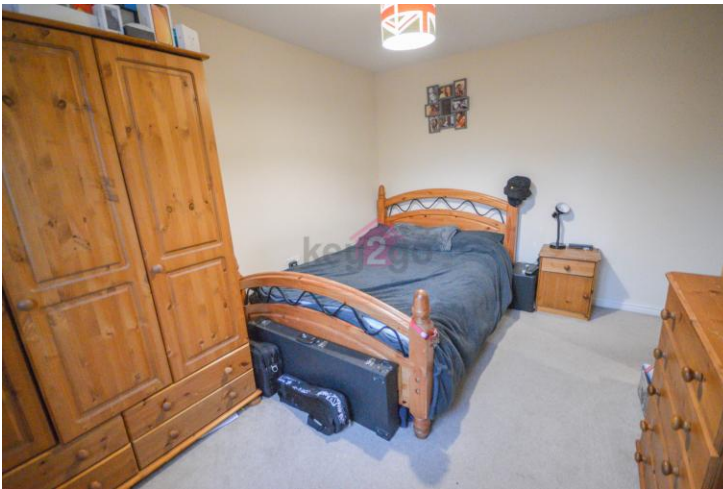
Comprising of bath, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and wood effect flooring.

### OUTSIDE

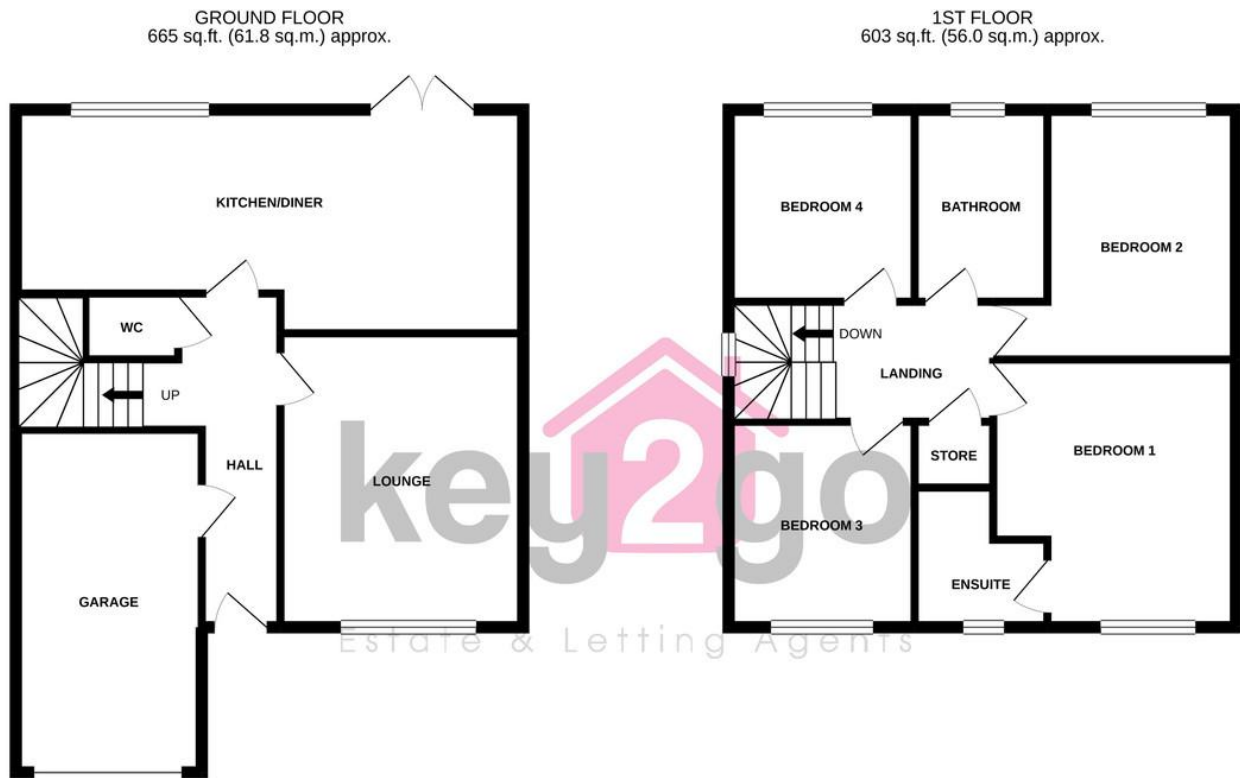
To the front of the property is a lawn and tarmac driveway. Access to integrated garage with power and lighting, side access to rear garden. To the rear of the property is a landscaped patio and lawn area with two storey playhouse. Outside tap and fencing.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING



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TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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### Tenure

Freehold

### Council Tax Band

D

### Viewing Arrangements

Strictly by appointment

### Contact Details

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Mosborough

Sheffield

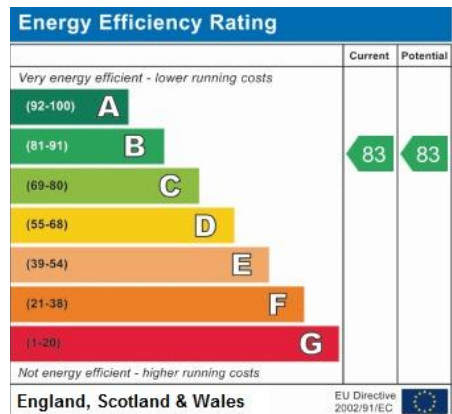
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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