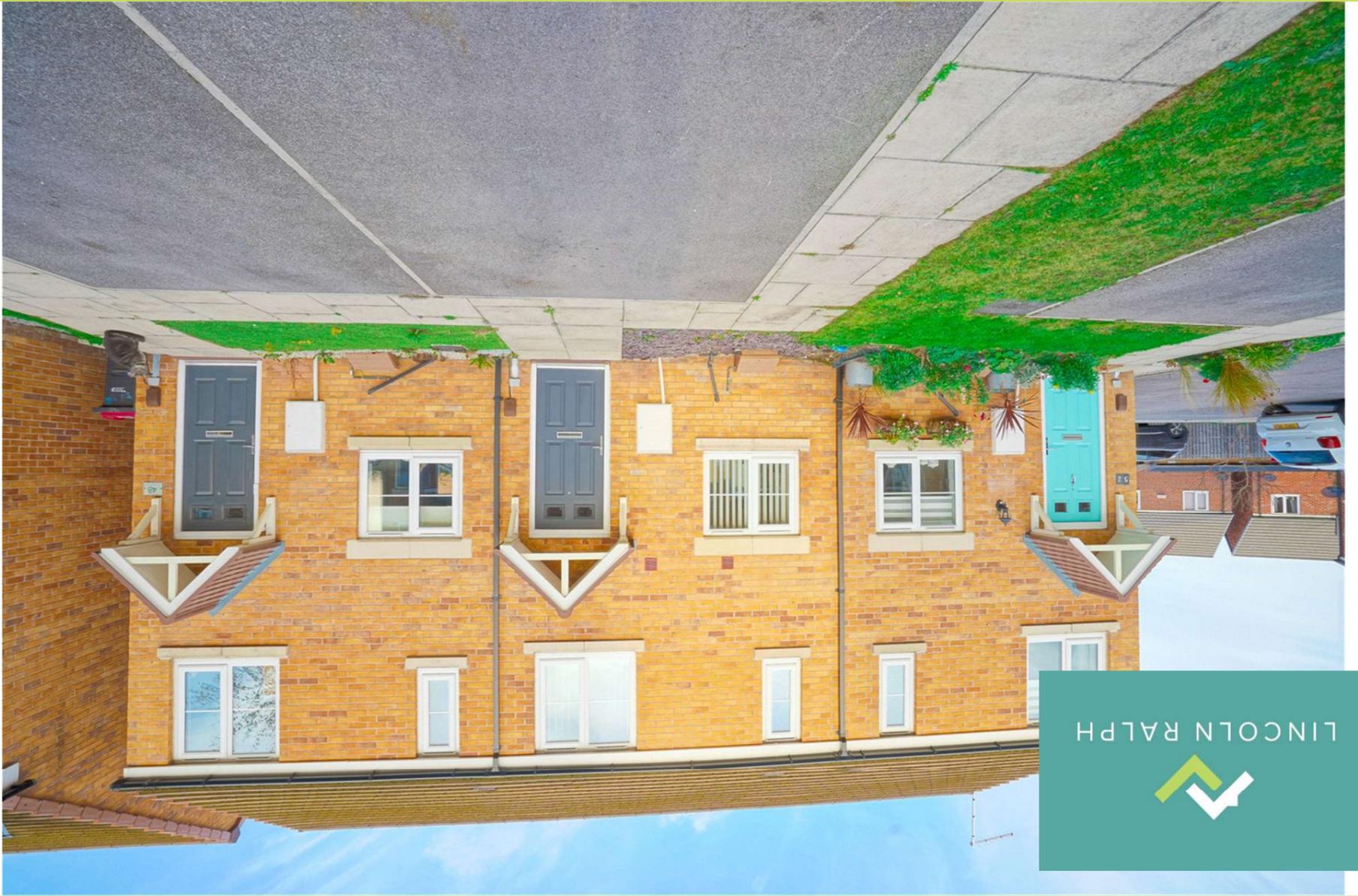


Asking Price: £130,000
Freehold

Moorhouse Drive, Thurcroft,
Rotherham, South Yorkshire, S66



LINCOLN RALPH



Tel: 01709 278978 Email: info@lincolnralph.com www.lincolnralph.com

Moorhouse Drive, Thurgroft, Rotherham, South Yorkshire, S66

ATTENTION FIRST TIME BUYER! MODERN TOWN HOUSE, WELL APPOINTED THROUGHOUT, ENCLOSED GARDEN AND OFF ROAD PARKING.

Upon this popular modern development a very well appointed two bedroom modern starter home which offers an excellent first time purchase within this convenient location. Including central heating, double glazing, kitchen with appliances and attractive lounge this lovely home also has two bedrooms and bathroom with white suite.

Close to village amenities and the motorway network making this an ideal commuter base.

Entrance Hall With double glazed front door.

Cloakroom/WC With wc and wash basin in white, tiled floor and extractor fan.

Kitchen 2.70 x 2.57. With a range of fitted units in white with work surfaces and matching upstands. Wood effect vinyl floor, plumbing for washer, one and a half bowl sink with mixer tap, front aspect window and cooking appliances of gas hob, electric oven and extractor fan.

Lounge 4.77 x 3.67. A lovely living room with stairs rising to the first floor and double glazed French doors opening to the rear gardens.

First Floor Landing With loft access.

Bathroom 2.48 x 1.57. With white suite comprising wc, wash basin, bath with electric shower and screen, partial wall tiling and extractor fan.

Bedroom One 3.90 x 2.58. With rear aspect and deep walk in wardrobe housing the combination boiler.

Bedroom Two 3.50 x 2.02. With front aspect.

Outside To the rear are attractive enclosed lawned gardens with paved patio and garden shed. To the front is a small lawned area, paved entrance path and drive providing off road parking for one car.

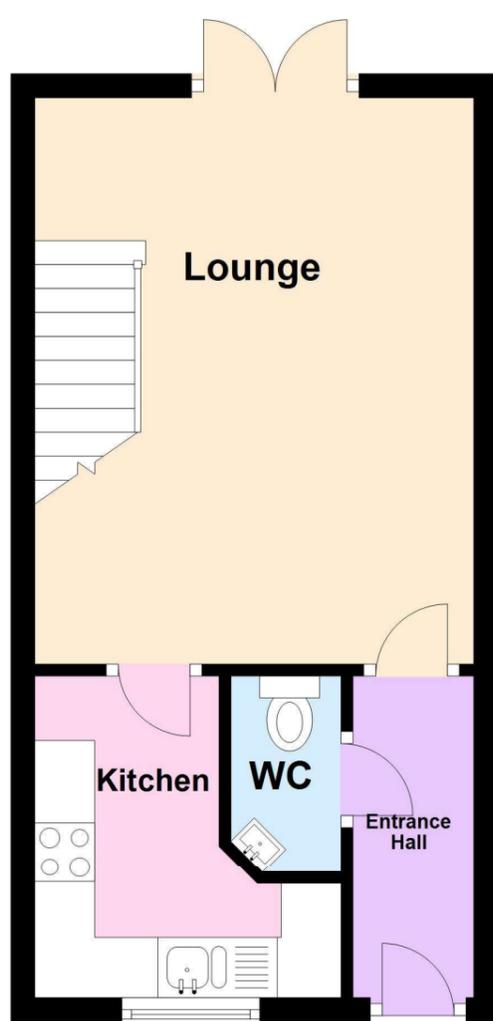


- Modern town house
- Two bedrooms
- Central heating and double glazing
- Enclosed rear garden
- Off road parking
- Close to village amenities and the M18/M1 motorway

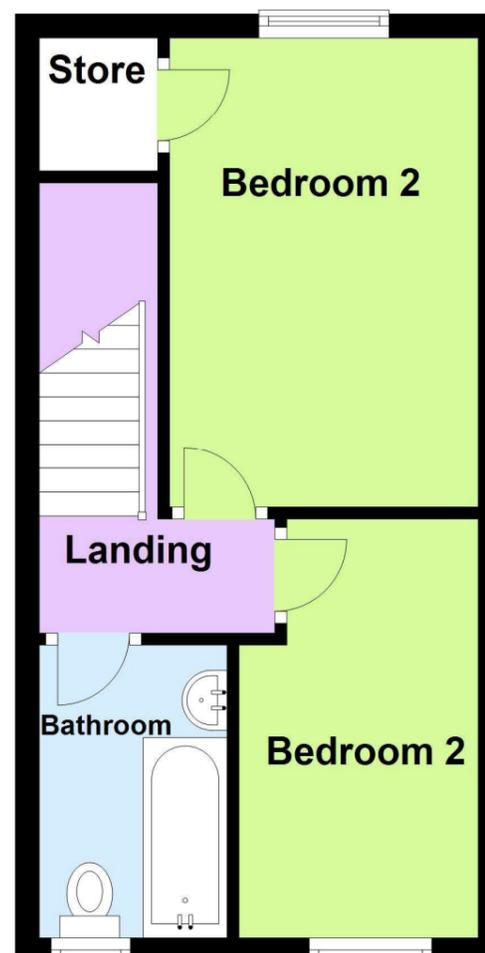
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 55.5 sq. metres (597.1 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.