

Asking Price: £130,000

Katherine Street, Thurcroft,
Rotherham, South Yorkshire, S66



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ATTENTION FIRST TIMERS AND FAMILIES! CONVENIENT LOCATION, DRIVEWAY, GARAGE AND ATTRACTIVE GARDENS!

A well appointed three bedroom semi detached property that is ideally located to access a range of amenities within Thurcroft along with the M18/M1 motorway network. The home may suit the first time buyer or growing family with the spacious accommodation briefly comprising an entrance hallway, lounge, dining room and a kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside, off road parking is provided by a driveway and garage. There are attractive gardens that are mainly laid to lawn to the front and rear. Viewing is recommended! Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor landing and doors open to the dining room and kitchen.

Dining Room 3.83 x 3.01. front facing UPVC double glazed window and a radiator. The rooms opens to the lounge.

Lounge 3.75 x 3.54. Rear facing UPVC double glazed patio doors and a radiator.

Kitchen 2.79 x 2.10. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink. There is an integrated four ring ceramic hob and electric oven with extractor hood over, integrated fridge, plumbing for a washing machine, rear facing UPVC double glazed window and a radiator. A UPVC entrance door opens to the side corridor.

Side Corridor Front and rear facing UPVC double glazed entrance door and a door opens to the garage.

Landing Having a side facing UPVC double glazed window and loft access. Doors open to the bedrooms and bathroom.

Bedroom 1 3.91 x 3.09. Front facing UPVC double glazed window and a radiator.

Bedroom 2 2.84 x 2.74. (The latter measurement increases to 3.75) Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.63 x 2.31. Front facing UPVC double glazed window and a radiator.

Bathroom 2.95 x 1.55. Fitted with a whit suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. having tiling to the walls and floor, heated chrome towel rail and a rear facing UPVC double glazed window.

Outside The front garden is mainly laid to lawn. Off road parking is provided by a driveway that in turn leads to the garage. At the rear is a well appointed garden with a flagged patio and a lawn with shrub borders.

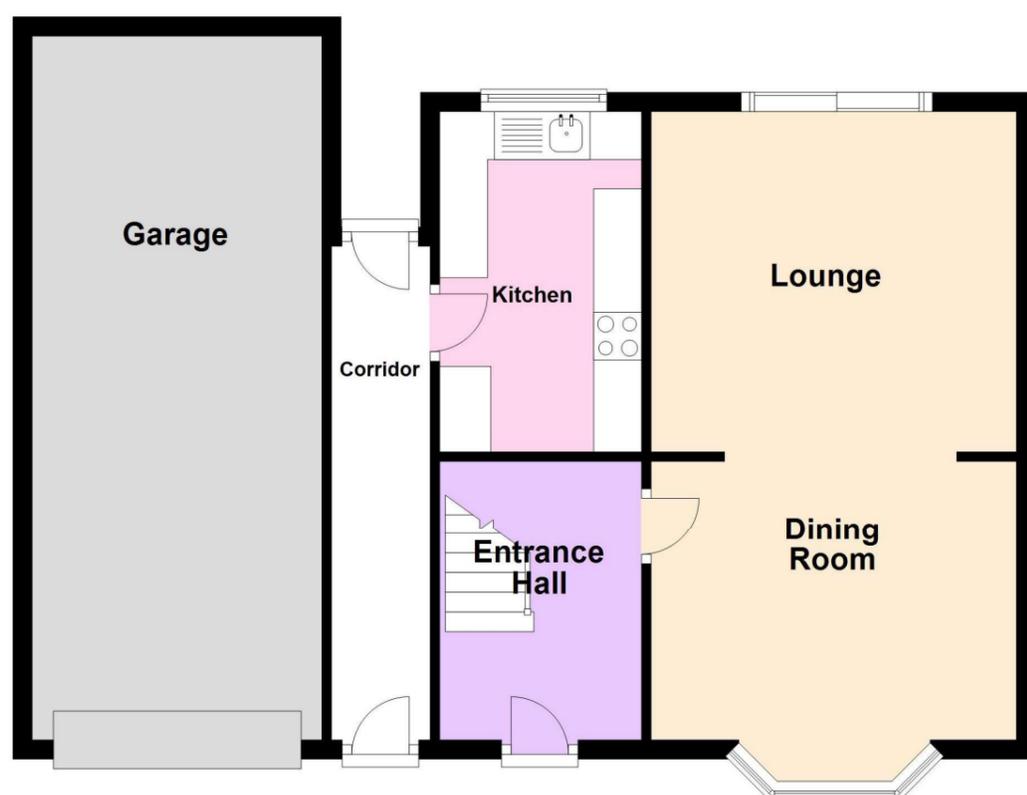


- Three bedroom semi detached
- Driveway & garage
- Two reception rooms
- Front & rear gardens
- Well placed for local amenities
- Ideally located to access the M18/M1
- Viewing is recommended!

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

