

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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4 Marlborough Close, Thurnscoe, Rotherham, S63 0TA

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Offers In Excess Of £90,000

NO VENDOR CHAIN  
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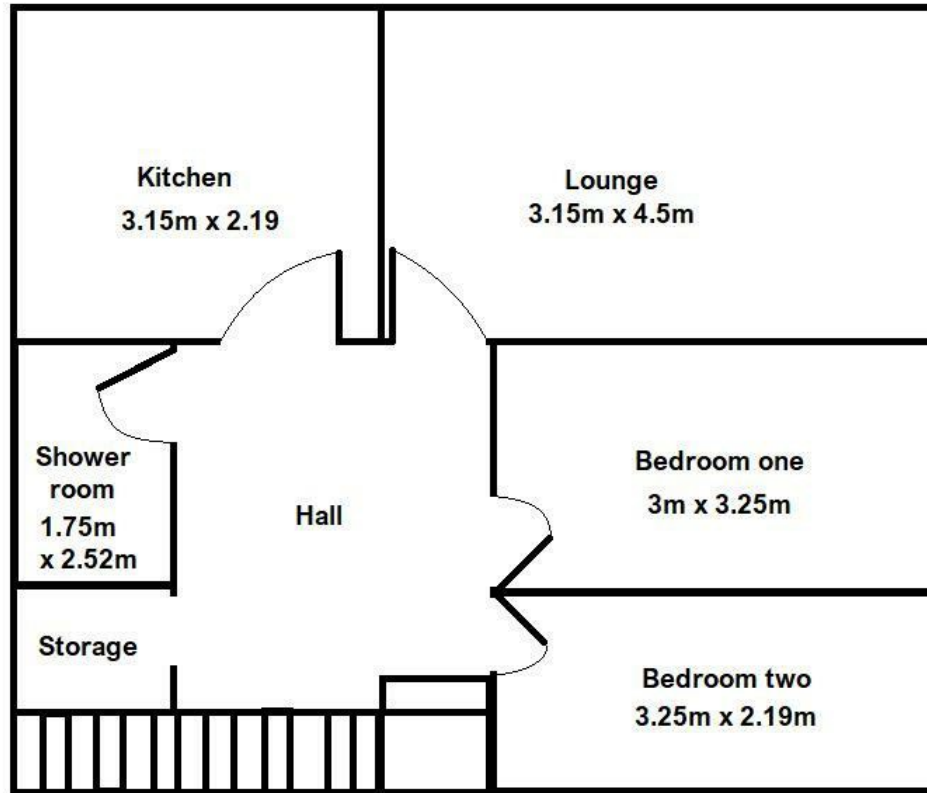
Welcome to this charming two-bedroom first-floor apartment located on Marlborough Close in the desirable area of Thurnscoe, Rotherham. This well-presented property boasts a modern kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The spacious living room offers a comfortable space to relax and unwind, making it an ideal setting for both quiet evenings and social gatherings.

The apartment features two inviting bedrooms, providing ample space for rest and relaxation. The bathroom is well-appointed, ensuring convenience for all residents. With UPVC glazed windows throughout, the apartment benefits from natural light and energy efficiency.

Additionally, this property comes with allocated parking, a valuable feature in today's market. The absence of a vendor chain means that you can move in without delay, making this an excellent opportunity for first-time buyers or those looking to downsize.

Overall, this apartment combines modern living with a welcoming atmosphere, making it a perfect choice for anyone seeking a comfortable home in a pleasant neighbourhood. Do not miss the chance to view this delightful property.

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| England & Wales   | EU Directive<br>2002/91/EC |           |

## Entrance

## Living room

11'11" x 15'1"

## Kitchen

11'5" x 8'4"

## Bedroom one

13'1" x 14'1"

## Bedroom two

12'8" x 6'9"


## Bathroom

6'9" x 8'0"

## Storage room

8'2" x 6'7"

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









