



## Brunswick Street

Thurnscoe, S63 0HU

Offers In The Region Of £130,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- LARGE FRONT AND REAR GARDENS
- DOWNSTAIRS BATHROOM
- EPC RATING: E
- GOOD COMMUTE LOCATION
- PARTIALLY REFURBISHED
- FULLY ALARMED
- COUNCIL TAX BAND: A

# Brunswick Street

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Nestled on Brunswick Street in the charming area of Thurnscoe, this delightful three-bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts a well-proportioned reception room that welcomes you into the home, providing an ideal space for relaxation or entertaining guests.

The three bedrooms are generously sized, with two of them featuring handy storage cupboards, ensuring that you have ample space for your belongings. The layout of the house is practical and inviting, making it suitable for families or professionals alike.

The property has undergone partial refurbishment, allowing for a fresh and modern feel while still retaining its character. One of the standout features of this home is the large front and rear gardens, which offer a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in a good commuting location, this home provides easy access to local amenities and transport links, making it an excellent choice for those who travel for work or leisure. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a comfortable space to call your own, this terraced house on Brunswick Street is a fantastic opportunity not to be missed.



## ENTRANCE HALL

Via a uPVC front door this opens into the roomy entrance hall, having newly carpeted stairs rising to first floor and doorways leading to the Lounge and Kitchen/diner.

## LOUNGE

11'03" x 16'3" (3.43m x 4.95m)

Bright and airy living space. freshly decorated with uPVC windows to the front and rear elevation filling the room with natural light, laminate flooring, wall mounted radiators, aerial and telephone point finish this space.

## KITCHEN

10'3" x 10'1" (3.12m x 3.07m)

The hub of the home is the spacious kitchen diner, with an array of base units providing storage, contrasting worksurface over, stainless steel sink, drainer and matching tap. Wall mounted radiator, uPVC window to the rear elevation as well as uPVC door leading out to the side exterior. Ample room for dining table, with open doorway to pantry and door leading to the family bathroom.

## BATHROOM

9'8" x 5'06" (2.95m x 1.68m)

Newly fitted bathroom, perfect spot to relax and unwind. The fully tiled family bathroom comprises of low flush WC, wash hand basin and bath, wall mounted chrome towel rail and frosted uPVC window to the side finish this room.

## LANDING

Spacious landing having uPVC window overlooking the rear garden and doors leading to all three bedrooms.

## BEDROOM ONE

10'2" x 16'2" (3.10m x 4.93m)

A generous sized master bedroom with plenty of room to add storage if needed, two uPVC windows to the front and rear let in the natural light, wall mounted radiators, laminate flooring and built in storage cupboard.

## BEDROOM TWO

11'09" x 7'9" (3.58m x 2.36m)

A second double bedroom neutrally decorated with built in storage cupboard, laminate flooring, wall mounted radiator and uPVC window to the front.

## BEDROOM THREE

8'1" x 7'5" (2.46m x 2.26m)

A good sized single room neutrally decorated with wall mounted radiator, laminate flooring and uPVC window overlooking the large rear garden.

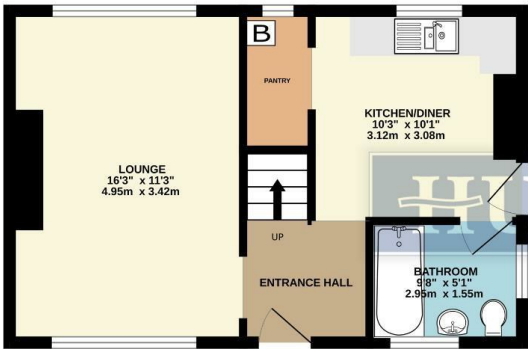
## EXTERIOR

To the front of the property is ample on street parking with a good sized front garden area being mainly laid to lawn surrounded by tall hedging creating privacy. Pathway leading to front Entrance door.

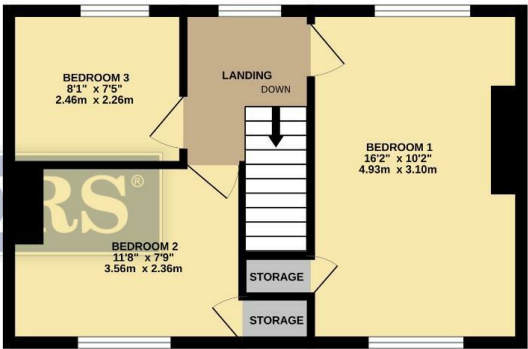
The rear has many opportunities to make it as you wish, a spacious rear garden being mainly laid to lawn with large wooden storage shed at the rear and brick built storage providing extra storage space we all crave.

Floorplan

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

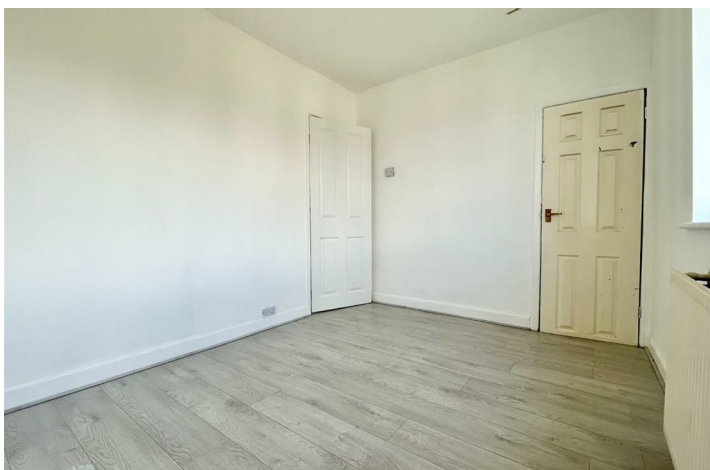


TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

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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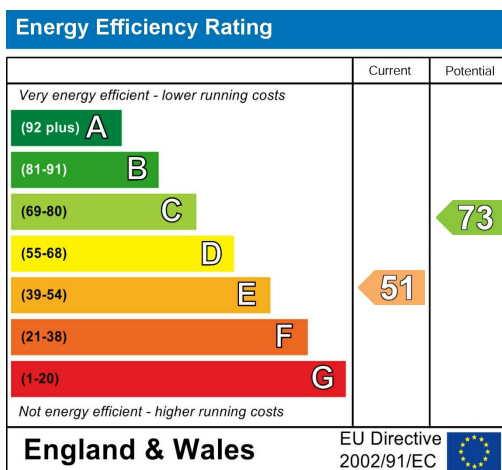








## Energy Efficiency Graph

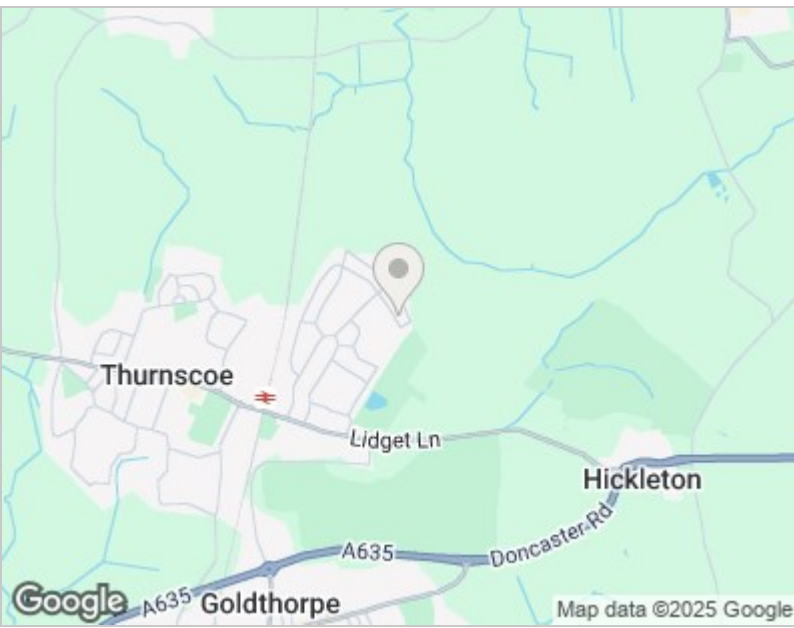


## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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