

# HUNTERS<sup>®</sup>

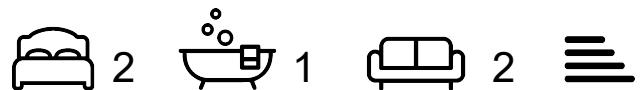
HERE TO GET *you* THERE



## Roman Street

Thurnscoe, Rotherham, S63 0HF

Guide Price £75,000 to £85,000





# 14 Roman Street

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## Entrance Hall

6'01" x 5'09" (1.85m x 1.75m")

Via a wooden side door this leads into the roomy entrance hall having staircase rising to first floor, wall mounted radiator and door opening to the kitchen/diner

## Kitchen/Diner

16'01" x 10'11" (4.90m x 3.33m")

An open plan kitchen/diner making this a great space to entertain guests with wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching taps with space for free standing cooker, plenty of space for a large dining table, wall mounted radiator, uPVC window to the side elevation with further window to the rear looking in to the work shop, rear entrance door and open archway to the living room.

## Living Room

14'07" x 16'01" (4.45m x 4.90m")

Bright and airy living space with uPVC bay window to the front filling this room with natural light, decorative brick built fire surround with gas fire giving the room not only a focal point but a cosy feel, aerial point in place with a door giving access to under stairs storage space.

## Work Shop / Lean to

15'04" x 8'02" (4.67m x 2.49m")

Great addition is the work shop / lean to this could be converted to a full extension if wanted, having electric and power with doors lead to the side and rear elevation as well as giving access to the utility room.

## Utility Room

6'08" x 6'01" (2.03m x 1.85m")

Adding that extra space we all crave with stainless steel sink, drainer and taps, work surface, space and plumbing for washing machine as well as a WC.

## Landing

Landing having access to loft hatch and all doors leading to bedrooms and bathroom.

## Bedroom One

16'01" x 10'11" (4.90m x 3.33m")

Generously sized master bedroom, plenty of space to add storage and furniture, with two uPVC windows to the front and wall mounted radiator.

## Bedroom Two

14'03" x 8'05" (4.34m x 2.57m")

Another good sized bedroom with wall mounted radiator and uPVC window to the rear.

## Bathroom

8'00" x 7'05" (2.44m x 2.26m")

Roomy bathroom with green suite comprising of WC, pedestal wash hand basin and bath with pipes in place to have a shower, wall mounted radiator and uPVC frosted window to the rear.

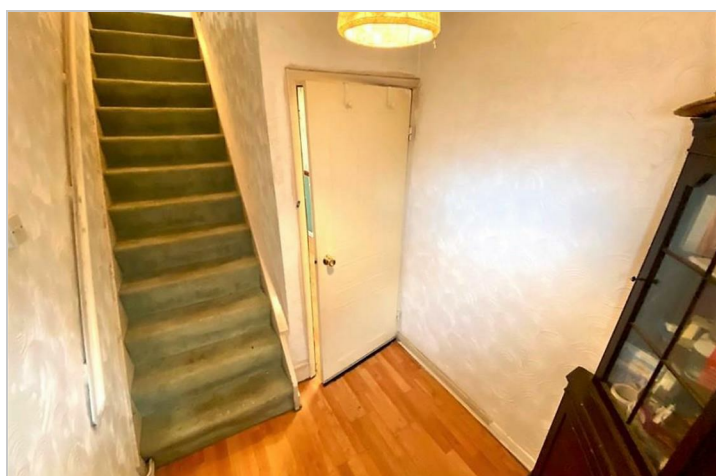
## Exterior

To the front of the property via wrought iron gates is the driveway offering secure off road parking as well as a side garden mainly laid to lawn, access to the side and rear elevation can be gained from the front if needed.

To the rear is a vast fully enclosed rear garden, mainly laid to lawn with established trees and

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hedges to the borders adding privacy and splash of colour, to the end of the garden is a wooden built shed proving further storage space.



Road Map



Hybrid Map



Terrain Map



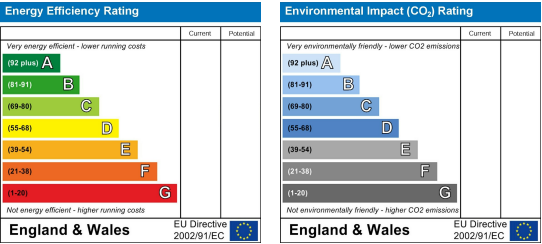
Floor Plan



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.

Energy Efficiency Graph



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.