



## Lancaster Street

Thurnscoe, Rotherham, S63 0DZ

Guide Price £140,000 - £150,000

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- THREE BEDROOM SEMI DETACHED PROPERTY
- BEAUTIFUL LARGE ENCLOSED GARDENS
- SPLENDID DECOR
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: TBC
- DETACHED GARAGE
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- FREEHOLD
- COUNCIL TAX BAND: A

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Nestled on Lancaster Street in the charming area of Thurnscoe, Rotherham, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and style. The property boasts a spacious driveway and a large detached garage, providing ample parking and storage solutions.

As you enter, you are welcomed by a practical porch area, ideal for storing muddy shoes, complete with built-in storage for coats. The heart of the home is the inviting kitchen diner, with door leading into a stunning lounge area. This space is enhanced by solid oak flooring and French double doors that open out to the beautiful large enclosed rear garden. The garden is a true highlight, featuring elegant Indian stone paving, composite decking, and a charming summer house, making it an ideal spot for relaxation and entertaining.

The first floor comprises generous-sized bedrooms, one of which is equipped with a built-in wardrobe, ensuring plenty of storage. The exquisite shower room adds a touch of luxury to the living space, making it both functional and stylish.

This property is situated in a convenient location, with easy access to local amenities and excellent transport links, making it perfect for commuters. Whether you are a growing family or looking for a peaceful retreat, this home offers a wonderful opportunity to enjoy modern living in a desirable area. Don't miss the chance to make this lovely house your new home.

## PORCH

7'9" x 5'4" (2.36m x 1.63m)

Make an entrance with this perfect handy area to take off those muddy shoes. Filled with natural light through uPVC windows to the front with further composite door leading into the Kitchen Dining Room. Tiles to floor with built in coat area and wall mounted radiator.

## KITCHEN DINING ROOM

14'6" x 16'1" (4.42m x 4.90m)

Step inside the beautiful Kitchen Diner, having an array of wall and base units fitted providing plenty of storage, complimentary work surface over with built in sink and drainer with mixer tap, space for free standing range cooker, under counter space and plumbing for washing machine as well as splash back tiles, tile flooring, wall mounted radiator and uPVC window to the front and rear. UPVC door leading to the rear garden with internal door leading to Lounge area. Carpeted stairs rising to first floor landing.

## LOUNGE

11'4" x 16'1" (3.45m x 4.90m)

Having a front facing large double glazed window and uPVC French doors to the rear filling the room with natural light making this the perfect design for the principle reception room. Comprising of beautiful solid oak flooring, splendid décor, wall mounted radiator with ariel point in place.

## LANDING

The spacious layout continues, from landing doors lead to all three bedrooms and sliding door leading to the family bathroom. Having neutral décor, carpet flooring and handy corner storage cupboard housing the combi boiler. Small double glazed circular window overlooking the rear garden.

## BEDROOM ONE

10'4" x 10'2" (3.15m x 3.10m)

An exquisite double bedroom boasting stunning décor with the extra space we all crave. UPVC window to the front, wall mounted radiator and carpet flooring.

## BEDROOM TWO

11'2" x 9'1" excluding wardrobe (3.40m x 2.77m excluding wardrobe)

An sumptuous double bedroom, boasting of fitted wardrobe with sliding doors with plenty of room for extra bedroom furniture. Stylish décor with solid oak flooring, uPVC window to the front and wall mounted radiator.

## BEDROOM THREE

8'3" x 6'5" (2.51m x 1.96m)

A further good sized single bedroom comprising of neutral décor, carpet flooring, wall mounted radiator and uPVC window to rear exterior.

## SHOWER ROOM

7'4" x 5'2" (2.24m x 1.57m)

A generously sized contemporary Shower Room. Comprising of corner shower with thermostatic shower in place, low flush WC and wall mounted wash hand basin. Tiles to walls with vinyl flooring, heated towel rail and frosted uPVC window.

## GARAGE

11'7" x 25'8" (3.53m x 7.82m)

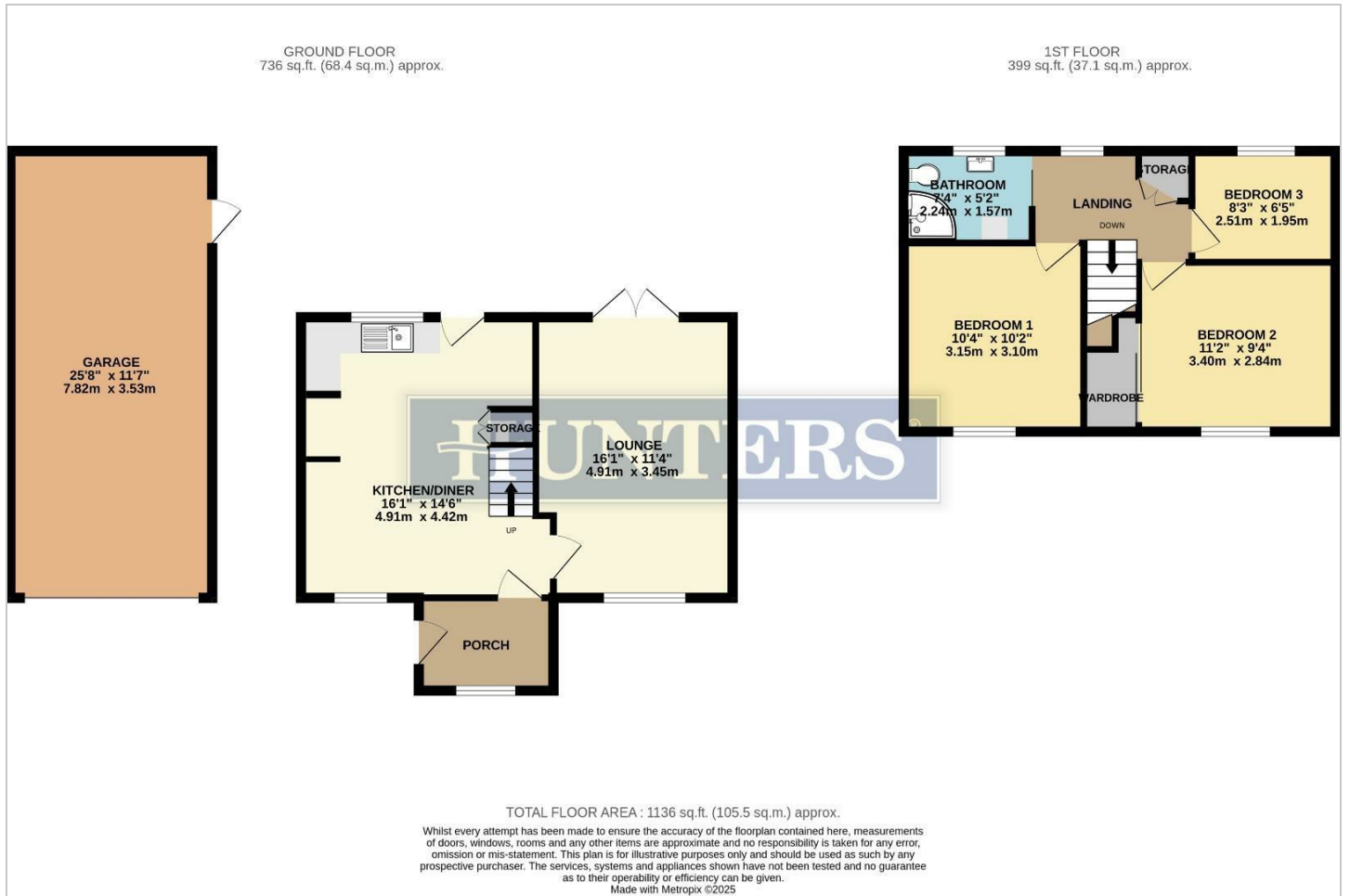
Creating secure off street parking or extra storage space. Having power and lighting with electric garage door with brand new electric fob in place. Having its very own Pitt and side door leading to the rear garden.

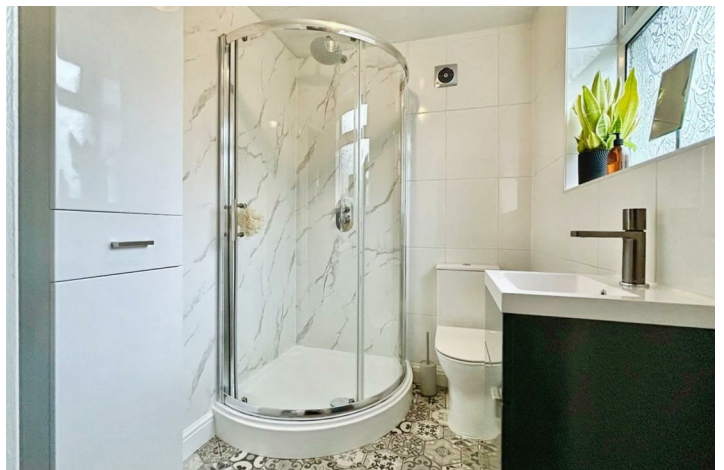
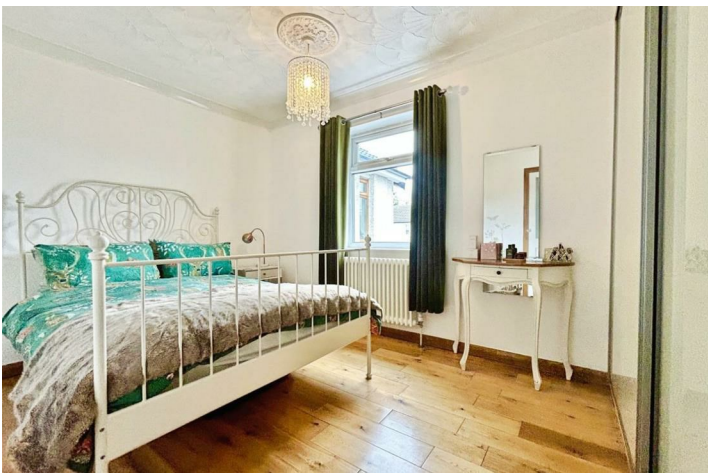
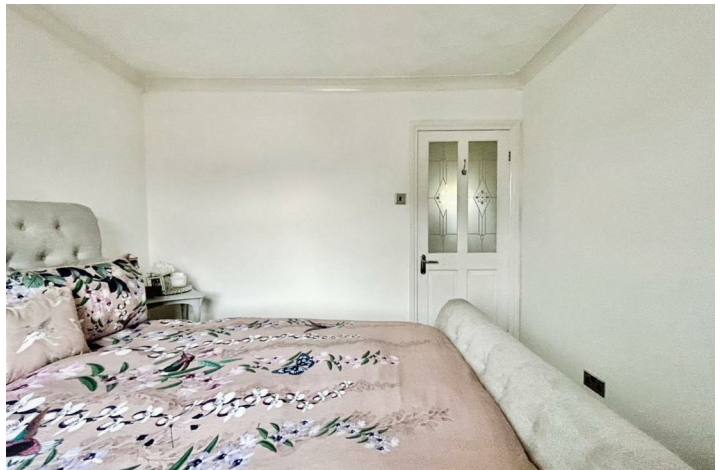
## EXTERIOR

The front of the property oozes kerb appeal, sounded by decorative iron fencing adding to the beauty, with well maintained drive leading to the detached garage allowing for secure off road parking, pathway then gives way to front entrance Porch and beautiful front garden area.

The piece de-resistance of this property is the stunning, private and beautifully maintained garden, starting from the new composite deck and Indian stone patio, which is great spot for seating during the warmer months and entertaining guests. Pathway then leads down to the lawn area with established plants, flowers and shrubs adding a splash of colour to this space, a further corner seating area sits to the bottom of the garden with its very own brick built barbeque, access to the garage can be gained from the garden via a side wooden door. Extra bonus of its very own wooden Summer House.

# Floorplan







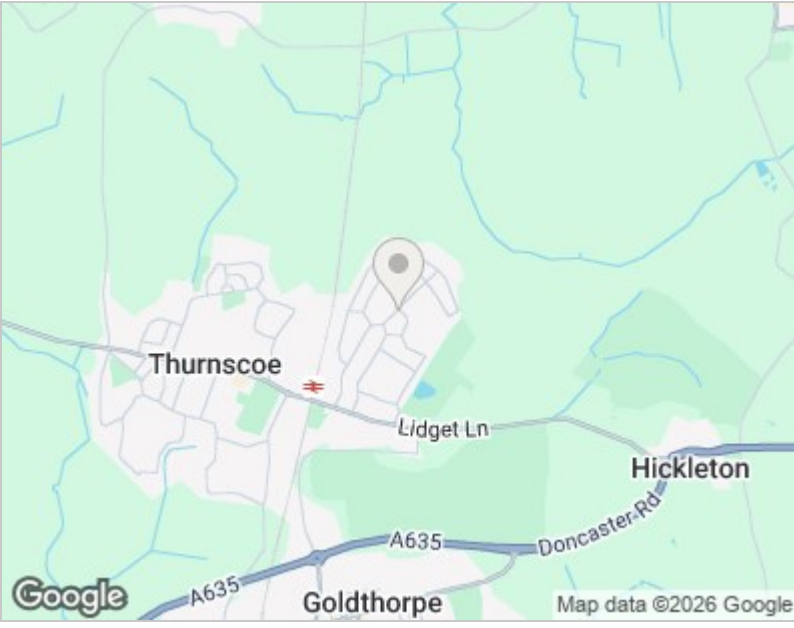
## Energy Efficiency Graph



## 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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