



Westfield Crescent

Thurnscoe, Rotherham, S63 0PU

Guide Price £150,000 - £160,000

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- THREE BEDROOM SEMI DETACHED PROPERTY
- GENEROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- EPC RATING: D

- BEAUTIFUL FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- FREEHOLD
- COUNCIL TAX BAND: A

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Nestled in the charming area of Westfield Crescent, Thurnscoe, Rotherham, this delightful three-bedroom semi-detached house presents an excellent opportunity for those looking to make their mark on a property. With ample scope for modernisation, this home is perfect for both first-time buyers and savvy investors alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, ideal for family gatherings or entertaining guests. The ground floor also features a functional kitchen, providing a practical space for culinary endeavours.

As you ascend to the first floor, you will find two generously sized double bedrooms, one of which boasts a built-in wardrobe, offering convenient storage solutions. Additionally, there is a single bedroom, perfect for a child's room or a home office, alongside a family bathroom that caters to all your needs.

The property is complemented by beautifully maintained front and rear gardens, providing a serene outdoor space for relaxation or gardening enthusiasts. Furthermore, there is a garage located at the rear, adding to the convenience of this lovely home. For those seeking additional parking options, there is the potential to drop the kerb, creating off-road parking.

This semi-detached house in Thurnscoe is not just a property; it is a canvas awaiting your personal touch. With its prime location and potential for enhancement, it is a wonderful opportunity to create a home that reflects your style and preferences. Do not miss the chance to view this promising property.

Entrance Hall

Via a white uPVC front door this opens into the entrance hall, neutrally decorated with carpet flooring. Doors leading to Lounge and Dining Room with carpeted stairs rising to first floor landing.

Living Room

Spacious living area with large uPVC bay window to the front, filling this room with natural light. The decorative coal effect fire gives this room not only a focal point but a cosy feel, wall mounted radiator, aerial point in place and carpet flooring. Plenty of space for furniture.

Kitchen

Family kitchen area having an array of wall and base units providing storage with complimentary work surface over. Vinyl to the floor with two UPVC windows looking out into the rear garden. Comprising of sink, drainer and mixer tap with four ring gas hob with built in oven.

Landing

Spacious landing space with doors leading to all three bedrooms and family Bathroom. Carpet flooring with uPVC to the rear elevation.

Bedroom One

A spacious double bedroom hosting three mirrored sliding door built in wardrobe with two uPVC front facing windows filling the room with natural sources of light. Carpet flooring and wall mounted radiator. Plenty of space for bedroom furniture.

Bedroom Two

A further good sized double bedroom comprising of carpet flooring, wall mounted radiator and uPVC window overlooking the front elevation.

Bedroom Three

Single bedroom having wall mounted radiator and uPVC window to the rear elevation.

Family Bathroom

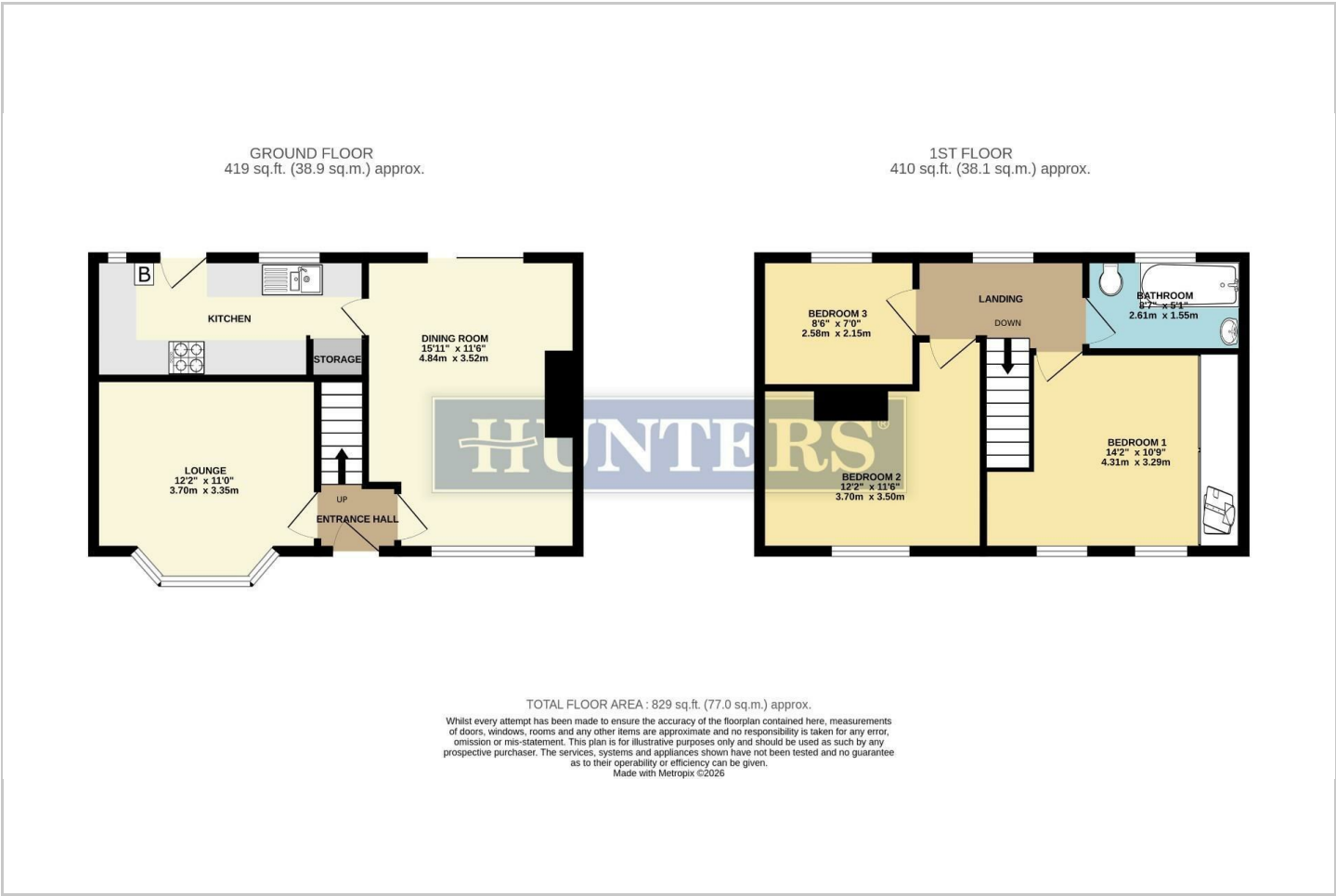
A family bathroom benefiting of three piece suite. Comprising of panelled bath with shower over, white pedestal sink, WC and frosted uPVC window to the rear.

Exterior

The front of the property offers great kerb appeal. Having iron gates giving access to the well maintained area leading down side of the property to the rear garden. With a beautiful garden area mainly laid to lawn with established plants and shrubs adding a splash of colour.

At the rear of the property stands the vast garden, having a slabbed patio area, creating the perfect space to sit and unwind in the summer months. Being mainly laid to lawn with plants and shrubs to the borders with slabbed pathway leading to the detached garage.

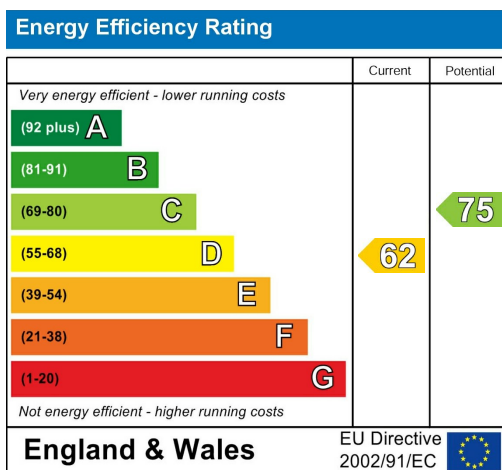
Floorplan







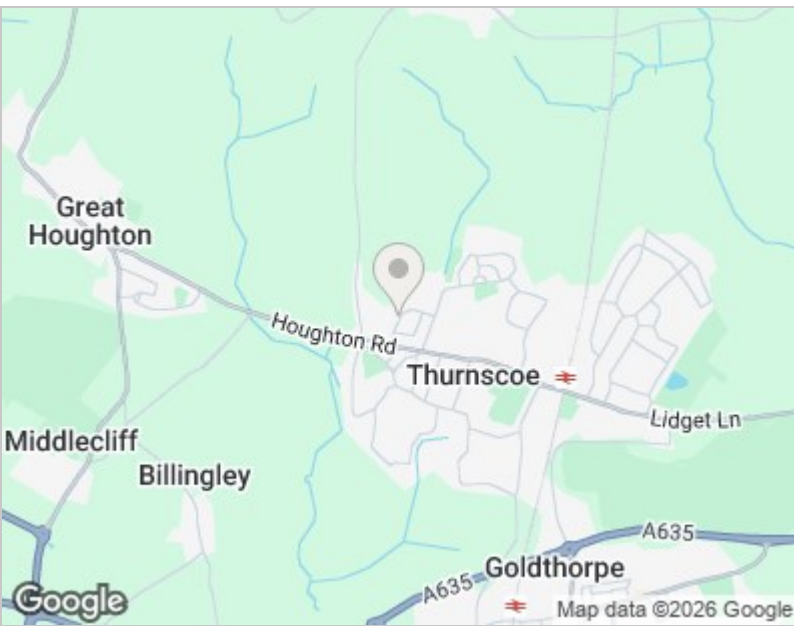
Energy Efficiency Graph



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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