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HERE TO GET *you* THERE

Fullerton Crescent

Thrybergh, Rotherham, S65 4AX

Guide Price £95,000 - £100,000

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- TWO BEDROOM MID TERRACE
- OFF ROAD PARING WITH GARAGE
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING TBC

Tel: 01709 894440

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*** GUIDE PRICE £95,000 TO £100,000 ***
CALLING ALL BUYERS AVOID MISSING OUT ON THIS SPACIOUS TWO BEDROOM MID TERRACE WITH NO UPWARD CHAIN, LOCATED IN THE SOUGHT AFTER VILLAGE OF THYBERGH. Boasting off road parking with garage, no upward chain, enclosed gardens and generous dimensions throughout. Close to all local amenities, within walking distance to super markets, local business and public houses, with good links to Rotherham, Doncaster, Barnsley and Sheffield while also being within easy reach of A1 and M1. Property briefly comprises living room, kitchen/diner, two bedrooms and bathroom. VIEWINGS ARE A MUST!

Tel: 01709 894440

Entrance Hall

Via a composite door this leads into the roomy entrance hall with staircase rising to first floor landing, wall mounted radiator and door leading in to the living room.

Living Room

14'5" x 10'4" (4.39m" x 3.15m")

The bright and airy living space has a Georgian style uPVC bay window to the front filling the room with natural light, wooden beams to the ceiling give a cottage feel with decorative electric fire not only providing a focal point to the room but gives a cosy feel, having wall mounted radiator, aerial point and door opening to the kitchen/diner.

Kitchen/Diner

13'6" x 8'9" (4.11m" x 2.67m")

Spacious kitchen/diner with ample space for a dining table making this a great room to entertain guests, having an array of wooden wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching taps, integrated electric oven and gas hob with extractor fan over, space and plumbing for washing machine, wall mounted radiator, wall mounted boiler, and uPVC window plus composite door to the rear with further door leading to a built in storage cupboard.

Landing

Landing having access to loft hatch, built in airing cupboard for storage and all door leading to bedrooms and bathroom.

Bedroom One

10'08" x 12'4" (3.25m" x 3.76m")

Generously sized master bedroom, with built in cupboards providing that extra storage we all crave, wall mounted radiator and uPVC window to the front elevation.

Bedroom Two

11'1" x 7'3" (3.38m" x 2.21m")

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

Bathroom

5'06" x 6'00" (1.68m" x 1.83m")

Perfect spot to relax and unwind the bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over, wall mounted radiator and uPVC frosted window to the rear finishes this space.

Exterior

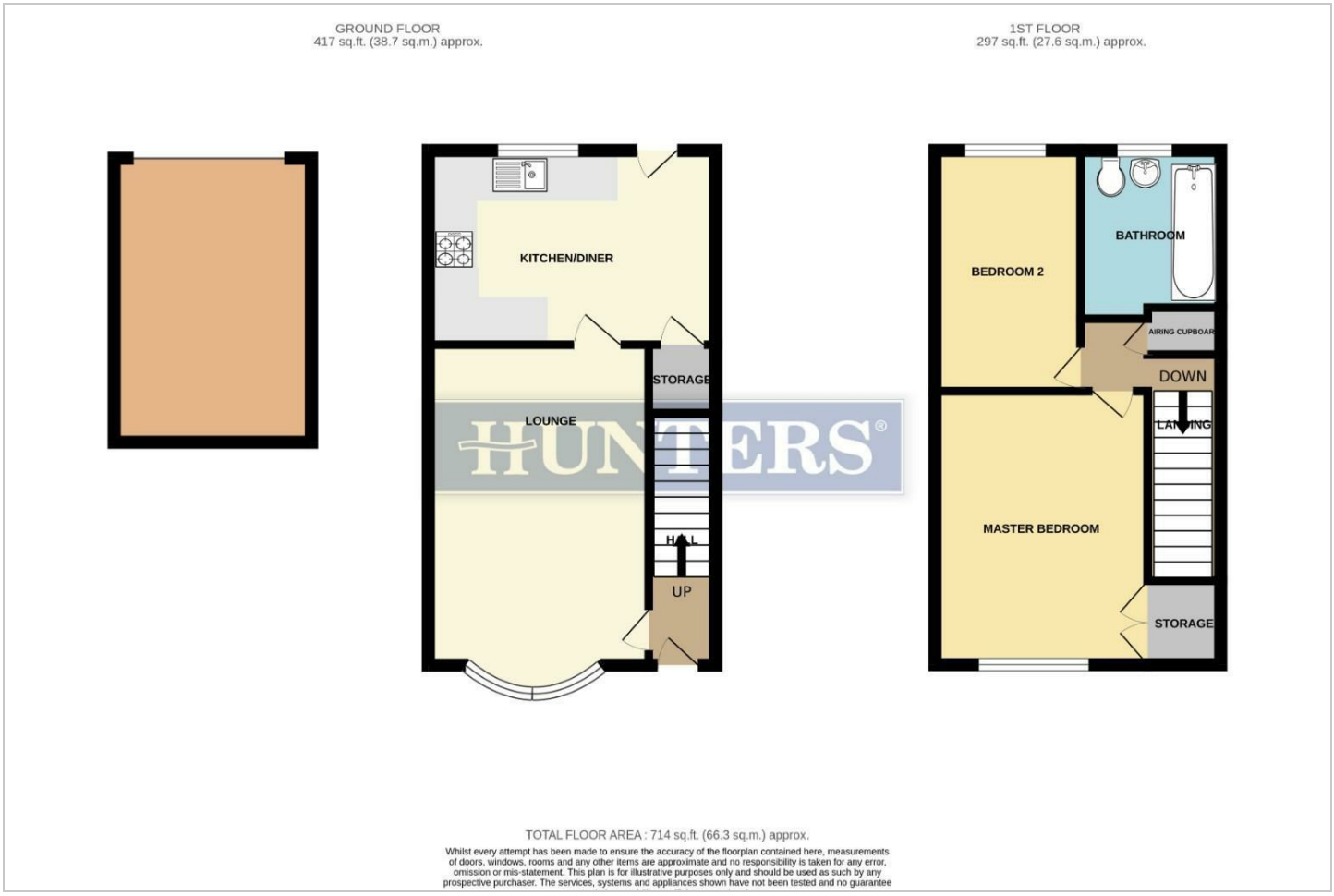
To the front of the property is a well maintained garden, mostly laid to lawn with pathway leading to the front entrance, facing green space, the front is not over looked and on a private pathway meaning this area is sought after and quiet

To the rear is a fully enclosed yard, ideal for seating in the summer months, low maintenance with raised flower beds to add a splash of colour if wanted with wrought iron gate leading out to the land at the back giving access to the garage and off road parking.

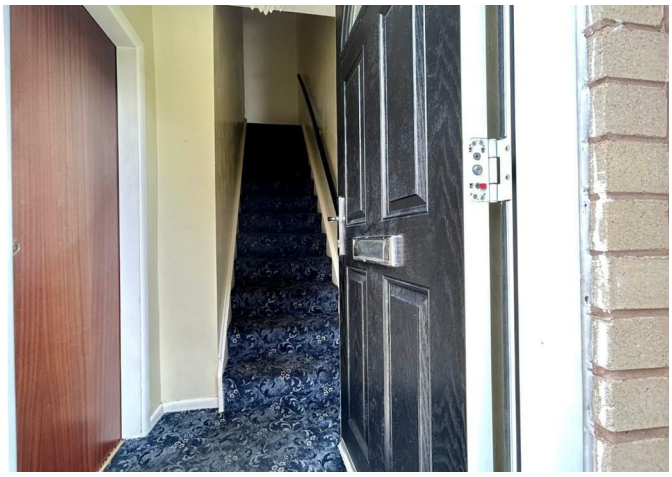
Garage

Great addition to this home, offering further off road secure parking or extra storage space if needed, with access via double doors and window looking in to the rear yard.

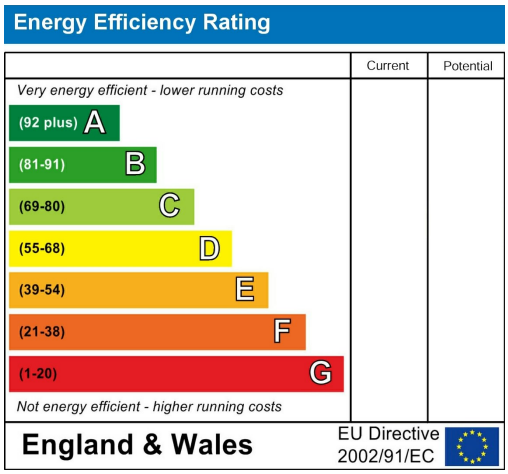
Floorplan

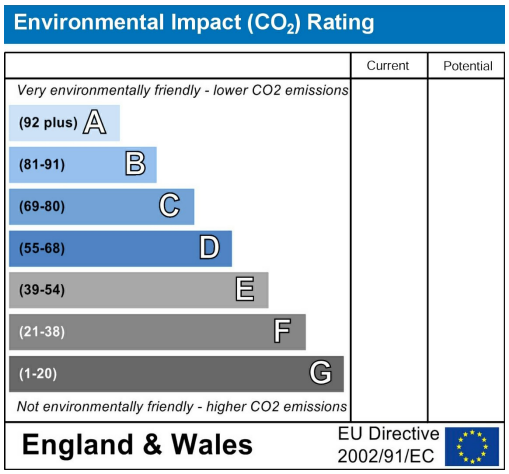

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.
1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.
KITCHEN/DINER
STORAGE
LOUNGE
HALL
UP
BEDROOM 2
BATHROOM
AIRING CUPBOARD
DOWN
LANDING
MASTER BEDROOM
STORAGE
TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy 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

NO PARKING



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

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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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The Property Ombudsman