

HUNTERS®

HERE TO GET *you* THERE



Lancaster Street

Thurnscoe, S63 0HL

Asking Price £75,000



Council Tax: A



40 Lancaster Street

Thurnscoe, S63 0HL

Asking Price £75,000



Entrance Hall

Via a uPVC front doors this opens into the room entrance hall, having stairs rising to first floor, wall mounted radiator and doors leading to the living room and kitchen/diner.

Living Room

16'01" x 10'06" (4.90m x 3.20m)

Bright and airy living space, with uPVC windows to the front and rear elevation filling the room with natural light, decorative coal effect fire gives this room not only a focal point but a cosy feel, wall mounted radiators, aerial and telephone point finish this space.

Kitchen/Diner

14'00" to 11'11" x 10'10" (4.27m to 3.63m x 3.30m)

The hub of the home is the spacious kitchen diner, with modern fitted kitchen with an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching tap, integrated electric oven and hob with extractor fan over, space for washing machine, wall mounted radiator, two uPVC windows to the side and rear elevation as well as uPVC door leading out to rear garden, ample room for dining table, with further doors leading to built in storage cupboard and the other the family bathroom.

Bathroom

6'01" x 4'09" (1.85m x 1.45m)

Perfect spot to relax and unwind the family bathroom comprises of low flush WC, wash hand basin and bath, wall mounted chrome towel rail and frosted uPVC window to the front finish this room.

Landing

Landing having two uPVC windows to the front and doors leading to all bedrooms.

Bedroom One

12'06" x 12'11" (3.81m x 3.94m)

Generously sized master bedroom with plenty of space to add storage and furniture, with wall mounted radiator, uPVC window to the rear and door opening to en-suite.

Ensuite

6'01" x 7'06" (1.85m x 2.29m)

Hide away and relax in this en-suite, having shower unit, low flush WC, wash hand basin, wall mounted radiator and uPVC window to the front.

Bedroom Two

11'05" x 10'06" (3.48m x 3.20m)

Further good sized bedroom with built in cupboard providing that extra storage space, with wall mounted radiator and uPVC window to the rear.

Bedroom Three

8'03" x 6'06" (2.51m x 1.98m)

Roomy single bedroom or ideal home office, having wall mounted radiator and uPVC window to the front.

Exterior

To the front of the property via decorative iron gates is the wall maintained drive, allowing secure off road parking, lawn area to the side adds a splash of colour with path leading to front entrance.

The rear has many opportunities to make it as you wish, a spacious full enclosed rear garden.

Tel: 01709 894440



Road Map



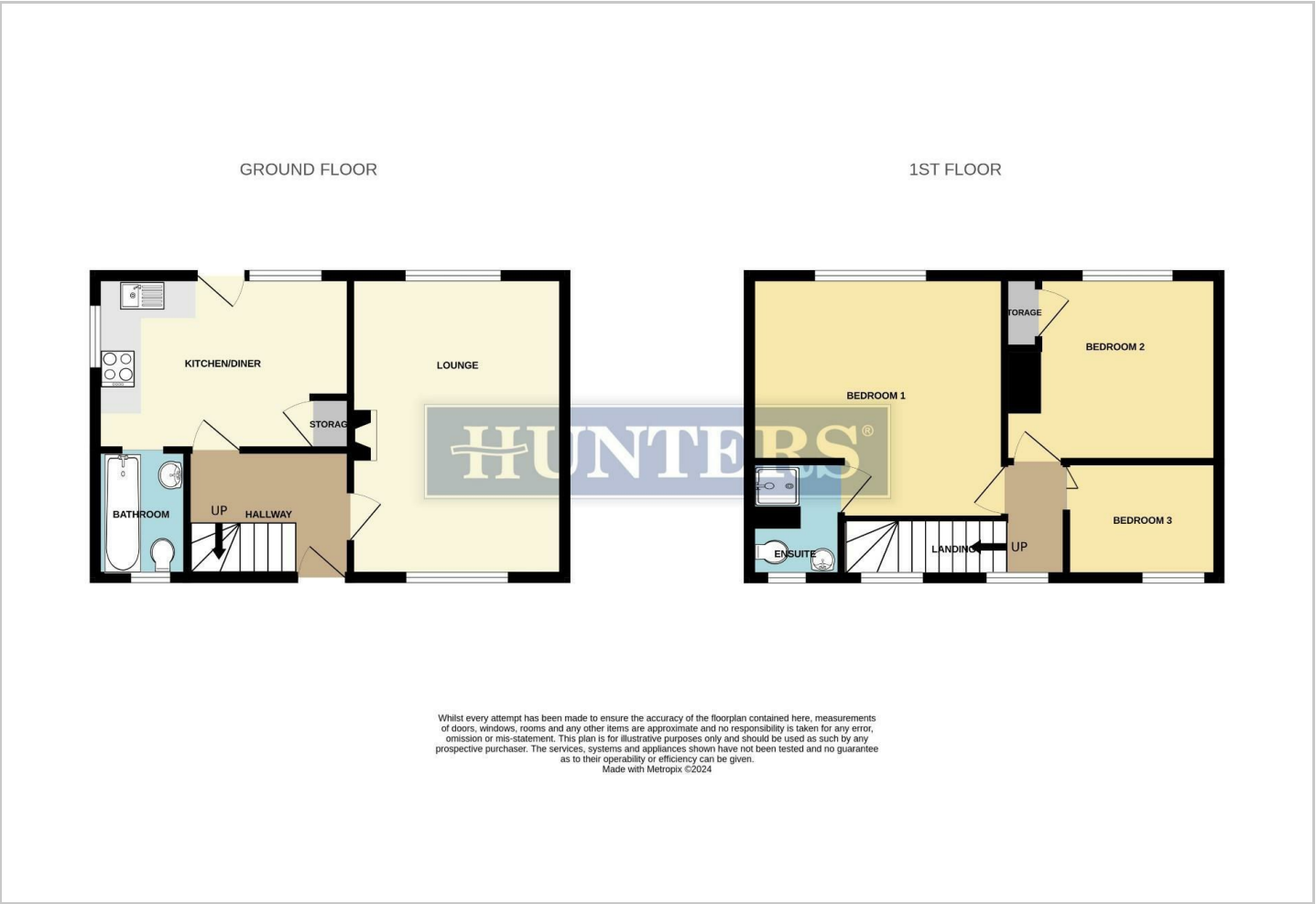
Hybrid Map



Terrain Map



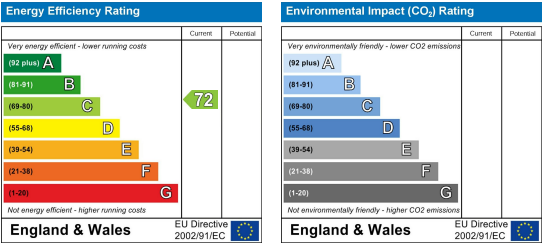
Floor Plan



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.