



## George Street

Thurnscoe, Barnsley, S63 0DF

Guide Price £110,000 - £120,000



- THREE BEDROOM SEMI DETACHED HOME
- NEW BATHROOM, FLOORING, DECOR AND BOILER
- MIX OF MODERN AND ORIGINAL FEATURES WITH OPEN FIRE
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C
- NO UPWARD CHAIN
- POSSIBLE OFF ROAD PARKING WITH DRIVE
- GREAT VIEWS TO THE REAR
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on George Street in the charming village of Thurnscoe, Barnsley, this delightful three-bedroom semi-detached house presents an excellent opportunity for both families and first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

Recently updated, the home features a brand-new bathroom, fresh decoration throughout, and new carpets, ensuring a modern and inviting atmosphere. The mixture of contemporary and original fixtures adds character and charm, making it a unique place to call home.

One of the standout features of this property is the potential for a driveway, offering convenience for parking. The generous dimensions of the rooms create a comfortable living environment, while the extensive rear garden provides a perfect outdoor space for children to play or for hosting summer gatherings. The garden backs onto a picturesque reservoir, offering a serene backdrop and a sense of tranquillity.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this semi-detached house on George Street is a must-see. Don't miss the chance to explore this wonderful opportunity in Thurnscoe.

## Entrance Hall

Via a uPVC door this opens into the welcoming entrance hall, ideal for coats and shoes, with newly fitted carpet, freshly painted, stairs rising to first floor, wall mounted radiator and door opening to the lounge.

## Lounge

14'2" x 13'1" to 11'6" (4.32m" x 3.99m" to 3.51m")

Step inside the light and airy living space, newly carpeted and freshly painted with uPVC window to the front filling this space with natural light, decorative open fire gives this room not only a focal point but a cosy feel where you can enjoy nights in with the family, two further doors then lead to large storage pantry with window to side elevation and the other to the kitchen.

## Kitchen

10'00" x 8'11" (3.05m" x 2.72m")

Kitchen has wall and base units fitted providing storage with contrasting work surface over, stainless steel sink, drainer and matching taps, space for free standing cooker, with tiled floor for easy clean, freshly decorated, wall mounted radiator, uPVC window as well as door into sun room and further internal door to bathroom.

## Bathroom

7'2" x 4'4" (2.18m" x 1.32m")

This stunning newly fitted bathroom is the perfect place to relax and unwind, having decorative aqua panelled walls for easy clean, corner bath with shower over and screen in place, vanity unit with built in wash hand basin and touch screen, light up mirror to the wall you will be the envy of guests, chrome heated towel rail is mounted to the wall and frosted uPVC window to the rear finishes this beautiful space.

## Sun Room

16'1" x 5'6" (4.90m" x 1.68m")

Great addition to this family home, the sun room could be used in many ways, ideal for seating in the summer and enjoying the view, a utility space with plumbing already available for washing machine or even a play room for the little ones, the options are endless, currently decorated in neutral tones with vinyl flooring, wall mounted radiator, large uPVC windows over look the rear with further uPVC door to the garden and internal door leads to WC

## WC

4'4" x 2'09" (1.32m" x 0.84m")

This room comprises of low flush WC, tiled floor for easy clean, neutral décor and wall mounted radiator.

## Landing

Landing having uPVC window to the side elevation and wall mounted radiator, newly laid carpet, freshly painted with doors then leading to all bedrooms.

## Bedroom One

11'00" x 13'3" to 12'1" (3.35m" x 4.04m" to 3.68m")

Generously sized master bedroom, with ample space to add storage and furniture if needed, freshly decorated in neutral tones and new carpet to floor, uPVC window to the front with wall mounted radiator and door leading to further storage cupboard that also is the home to the newly fitted combi boiler.

## Bedroom Two

10'01" x 8'9" (3.07m" x 2.67m")

A further good sized double bedroom, newly decorated and carpeted with uPVC window to the rear and wall mounted radiator.

## Bedroom Three

13'3" x 7'3" to 6'1" (4.04m" x 2.21m" to 1.85m")

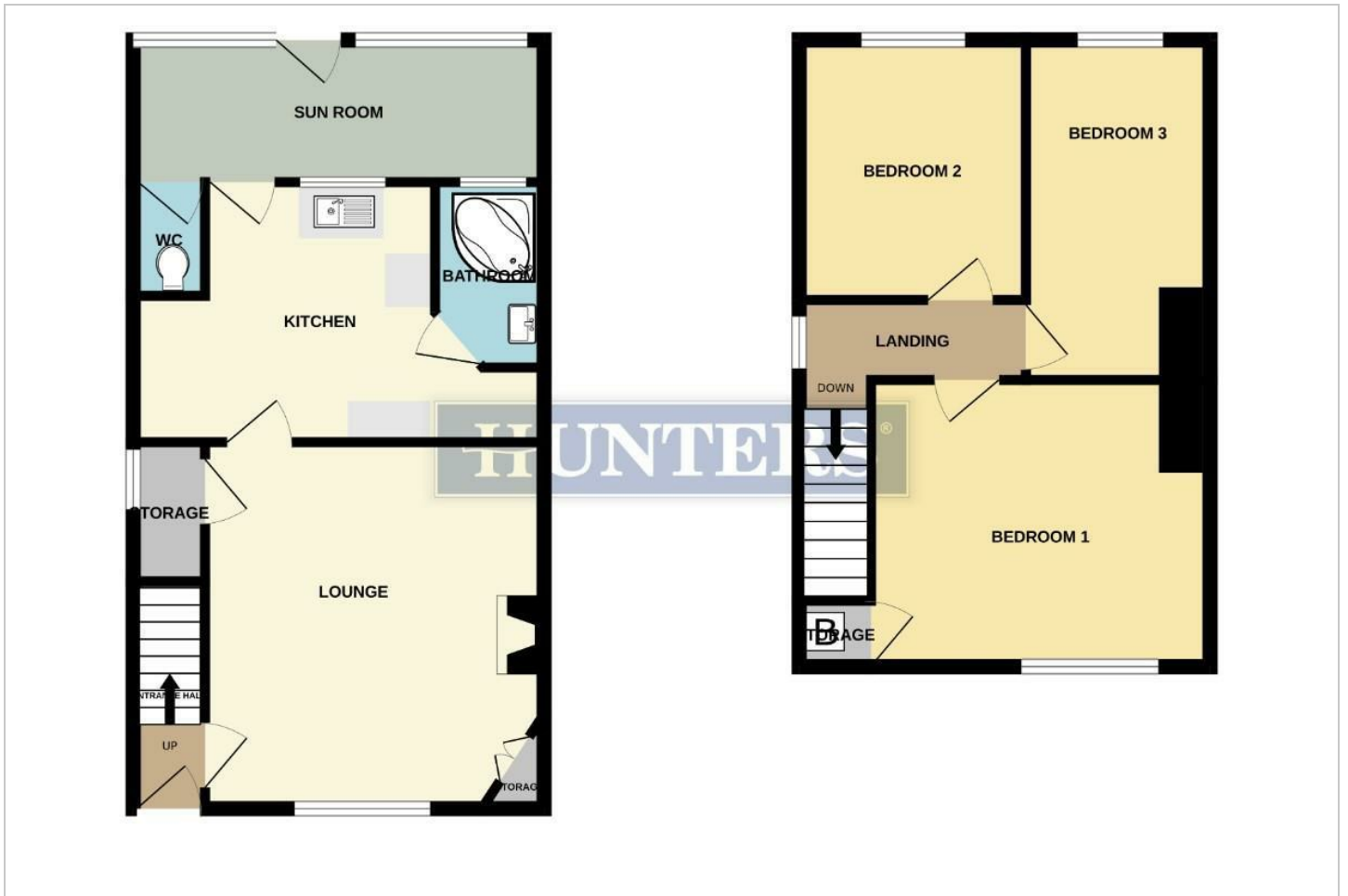
Final bedroom bit certainly not least this is a very spacious single or smaller double bedroom, this space would also make a great home office if needed, freshly painted with new carpet, wall mounted radiator and uPVC window to the rear.

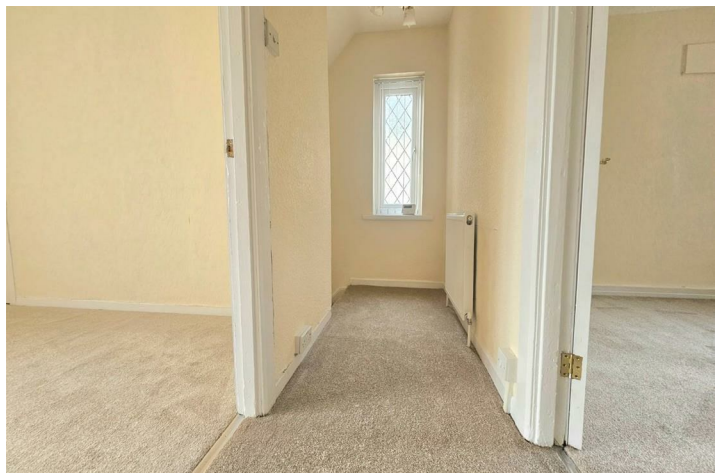
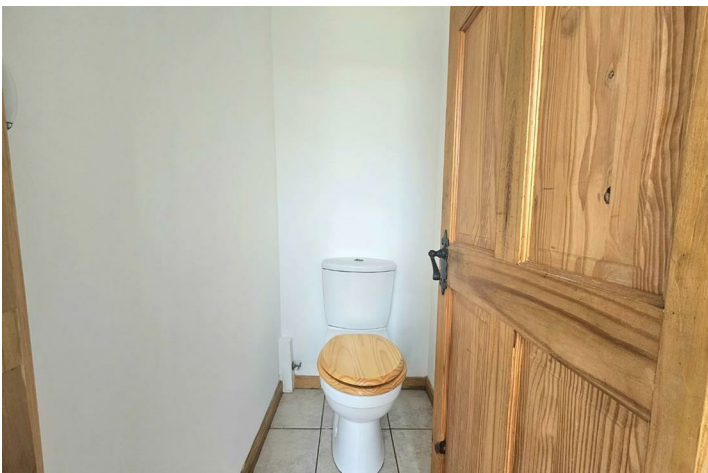
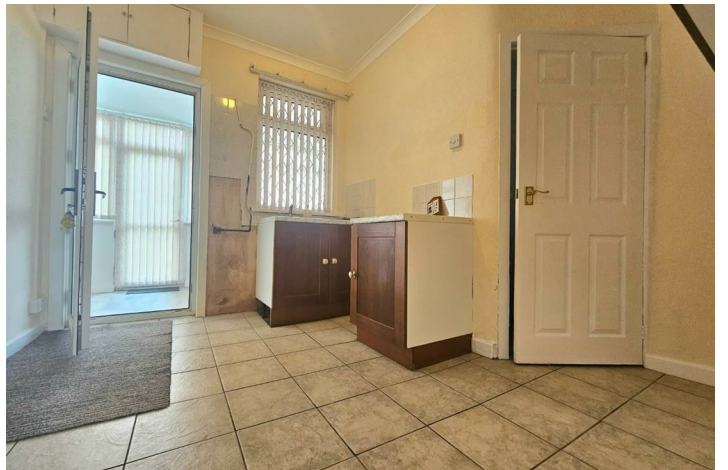
## Exterior

The front of the property oozes kerb appeal and possibilities of off road parking with opening for a drive already in place and decorative iron gates to close it off, the front garden space is currently part paved for low maintenance and boarded by plants and shrubs to add beauty, pathway to the side also gives access to front entrance and to a side gate giving access to the rear if needed.

At the rear is the impressive garden with plenty of opportunities to make it your own, the property is not over looked at all and backs on to a reservoir so you have views as well as privacy, partly concreted making an ideal spot for seating in the warmer months with an extensive lawn and wooden built shed for further storage, the rear also gives access to the coal shed so you can make use of the beautiful fire place in the lounge or use this as further storage to this fantastic family home.

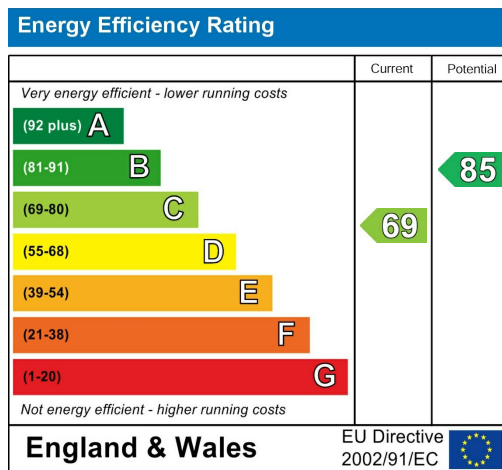
Floorplan







## 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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