

# HUNTERS<sup>®</sup>

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## Walbert Avenue

Thurnscoe, S63 0TN

Asking Price £140,000

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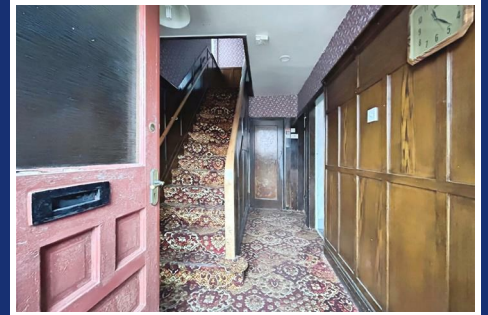
- THREE BEDROOM SEMI DETACHED
- SOUGHT AFTER AREA WITHIN THURNSCOE
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING D
- NO UPWARD CHAIN
- IDEAL FOR FTB, FAMILIES AND INVESTORS ALIKE
- AMPLE ON STREET PARKING
- DG / GCH
- COUNCIL TAX BAND B

Tel: 01709 894440

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Nestled in a most desirable area of Thurnscoe, this charming three-bedroom semi-detached house on Walbert Avenue is well built and presents an excellent opportunity for first-time buyers, investors and families alike. With no upward chain, this property is ready for you to make it your own without delay.

Upon entering, you will find a hallway with stained glass features and two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The generous dimensions throughout the home ensure ample room for comfortable living. The property features three well-proportioned bedrooms, providing plenty of space for rest and relaxation.

The bathroom is conveniently located on the upper landing and in addition there is a second downstairs toilet, catering to the needs of the household. One of the standout features of this property is the generously sized, fully enclosed rear garden, which is brimming with potential. Whether you envision a tranquil retreat, a vibrant play area for children, or a space for gardening enthusiasts, this South-facing garden offers the perfect canvas to create your ideal outdoor haven.

Situated in a sought-after area, this home is close to all local amenities, including shops, schools, and parks, making it an ideal location for families. Additionally, the property boasts excellent transport links, ensuring a good commute to nearby towns and cities. Bus routes pass the end of the road and Thurnscoe rail station is a short walk away.

In summary, this semi-detached house on Walbert Avenue is a fantastic opportunity to secure a family home in a thriving community. With its generous living spaces, potential-filled garden, and convenient location, it is a property not to be missed.

### Entrance Hall

Via the front door with decorative glass panels opens to the roomy entrance hall being a great space for a cloakroom. With stairs rising to the first floor, wall mounted radiator, and doors leading to the living room, kitchen and dining area.

### Living Room

A light and airy living space, neutrally decorated for a relaxed and cosy feel with open fireplace retained as well as a wall mounted radiator. Ideal for family nights in and giving this space a focal point. Filled with natural light from the double glazed square bay window to the front and aerial point to finish.

### Dining Room

Perfect room to sit and enjoy a nice family meal or have as a second sitting area, the dining room comprises of double glazed south facing window to the rear, and gas fire to wall.

### Kitchen

The kitchen has scope to make as you wish, currently with a range of base units and built in wall cupboards providing plenty of storage. A stainless steel sink, drainer and taps, with space for both free standing cooker as well as washing machine, double glazed window to the side elevation, wall mounted radiator and doors leading to a walk-in pantry providing more storage space. A door leads to the rear porch and WC.

### Rear Porch

Ideal for those muddy boots or paws, the rear porch has door leading out to the side path as well as two further doors opening to the storage room, and downstairs toilet having frosted window to the rear.

### Landing

The spacious landing has double glazed window to the side of the home, all doors then lead to the bedrooms and bathroom.

### Bedroom One

Generously sized master bedroom with built in

wardrobes providing that extra storage we all crave. Adding a focal point is the double-glazed square bay window overlooking the front garden with views towards High Street. The bedroom is decorated in neutral tones with wall mounted radiator to finish.

### Bedroom Two

Further good sized double bedroom with double glazed window over looking the rear garden and wall mounted radiator.

### Bedroom Three

The roomy single would also make an ideal home office or play room if needed, with double glazed window to the front, wall mounted radiator and access to the insulated loft, which could also be converted.

### Bathroom

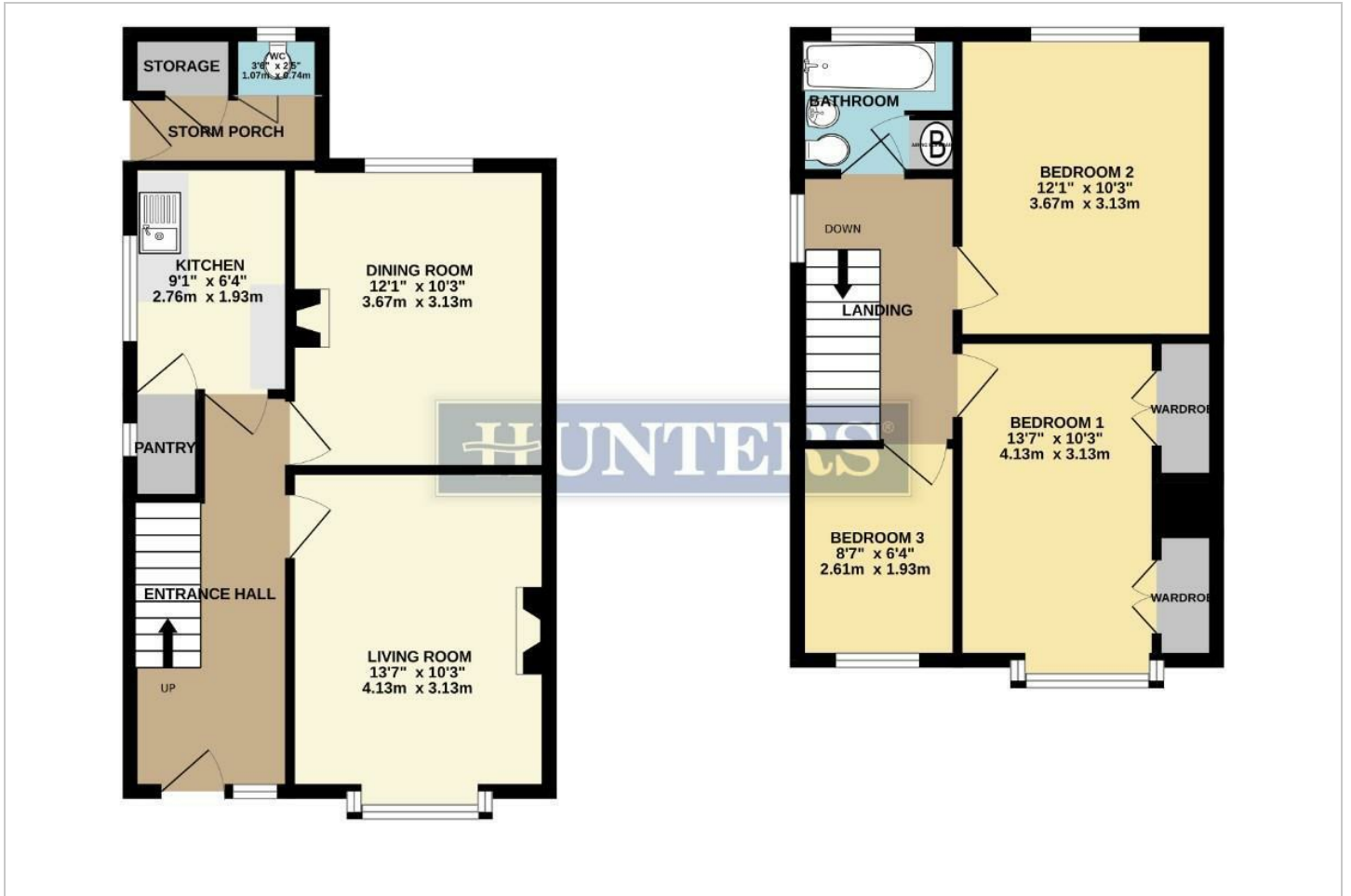
Perfect spot to relax and unwind, the family bathroom currently comprises of WC, pedestal wash hand basin and bath with electrical shower over, built in airing cupboard for storage which is also home to the combi boiler, wall mounted radiator and double glazed frosted window to the rear.

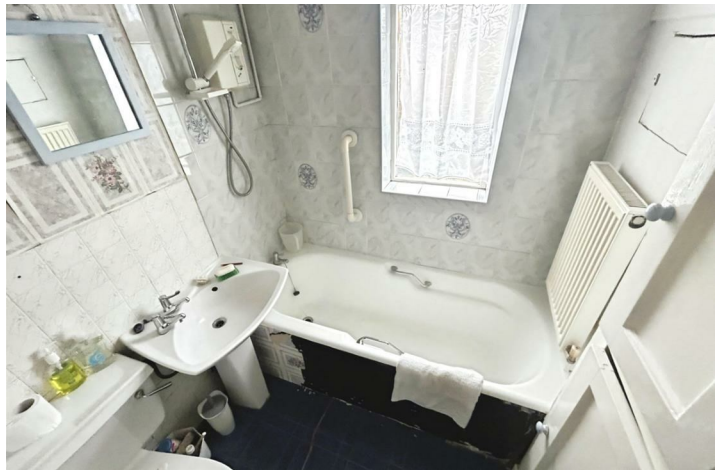
### Exterior

The front of the property has plenty of kerb appeal, currently you enter via unique iron gates commissioned from a local craftsman, with pathway leading to front entrance as well as the side and rear of the home. The front garden has established plants and shrubs to the borders adding a splash of colour. There is ample space to create off road parking and a garage if needed but there is easy on-street parking for you and guests in this quiet cul-de-sac.

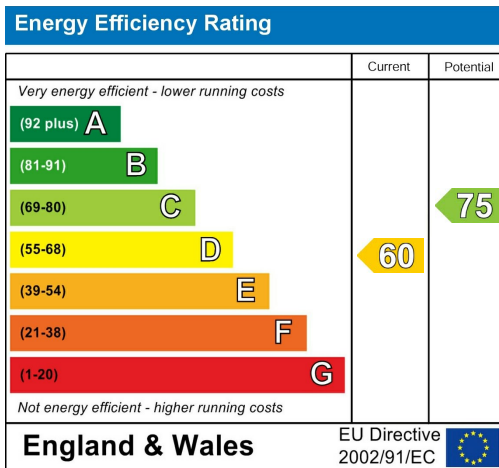
At the rear is an enclosed rear garden with established plants and shrubs but in need of some TLC, ready to make your own. Currently also having concrete foundations which could also be the basis for a garden office.

# 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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