



## Briton St

Thurnscoe, S63 0HH

Guide Price £120,000 - £130,000



- THREE BED END TERRACE
- GENEROUS DIMENSIONS
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A

- OFF ROAD PARKING
- MODERN KITCHEN AND BATHROOM
- GCH / DG
- EPC RATING C

# Briton St

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Nestled in the charming area of Thurnscoe, Rotherham, this stylish and modern three-bedroom semi-detached house on Briton Street presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining.

The three spacious bedrooms offer ample room for family living or guest accommodation, while the contemporary bathroom ensures comfort and convenience. One of the standout features of this home is the large, enclosed rear garden, which provides a private outdoor space ideal for gardening, play, or simply enjoying the fresh air.

Off-road parking is an added benefit, making it easy for residents and visitors alike. The property is conveniently located close to local amenities, including a nearby train station, ensuring that commuting and daily errands are effortlessly manageable.

This semi-detached house is not only a delightful home but also a sound investment opportunity in a desirable location. With its modern features and proximity to essential services, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you.

### Entrance Hall

Via a uPVC side door this opens into the welcoming entrance hall, having stairs rising to first floor, wall mounted radiator, neutral décor and doors leading to living room, kitchen and family bathroom.

### Living Room

16'01" to 14'06" x 14'08" (4.90m" to 4.42m" x 4.47m")

Step inside the light and airy living space, this room is the real hub of the home, with uPVC bay window to the front as well as uPVC to the side elevation filling this room with natural light, decorative fire surround in place giving the room a focal point, neutral décor, wall mounted radiator and aerial point to finish.

### Kitchen

14'04" x 8'11" (4.37m" x 2.72m")

The modern kitchen has an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine, splash back tiles, wall mounted radiator, uPVC window to the rear as well as part uPVC and glass door opening to the garden.

### Bathroom

7'09" x 5'11" (2.36m" x 1.80m")

The stylish family bathroom is the ideal spot to relax and unwind, comprising of three piece suite in white with low flush WC, pedestal wash hand basin and bath with shower over and glass screen, splash back modern tiles for easy clean, decorated in cool tones with heated towel rail and two frosted uPVC windows to the side elevation.

### Landing

From landing all doors lead to bedrooms

### Bedroom One

16'01" to 14'11" x 10'10" (4.90m" to 4.55m" x 3.30m")

Generously sized master bedroom with built in

cupboard providing that extra storage we all crave, neutrally decorated with wall mounted radiator and uPVC window to the front.

### Bedroom Two

11'05" x 8'05" (3.48m" x 2.57m")

Another good sized double bedroom again with built in storage cupboard, neutrally decorated with wall mounted radiator and uPVC window to the rear.

### Bedroom Three

8'03" x 7'06" to 6'05" (2.51m" x 2.29m" to 1.96m")

Roomy single or great home office, with neutral décor, wall mounted radiator and uPVC window to the rear.

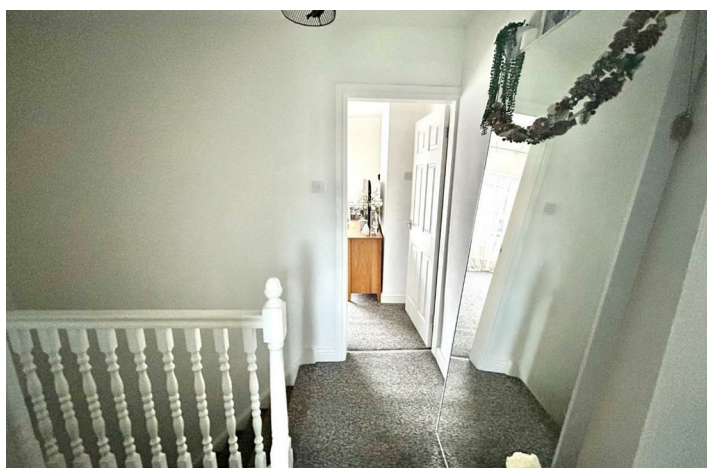
### Exterior

The front of the property offers secure off road parking with well maintained drive for you or guests, with decorative iron gate then leading to the side and rear elevation.

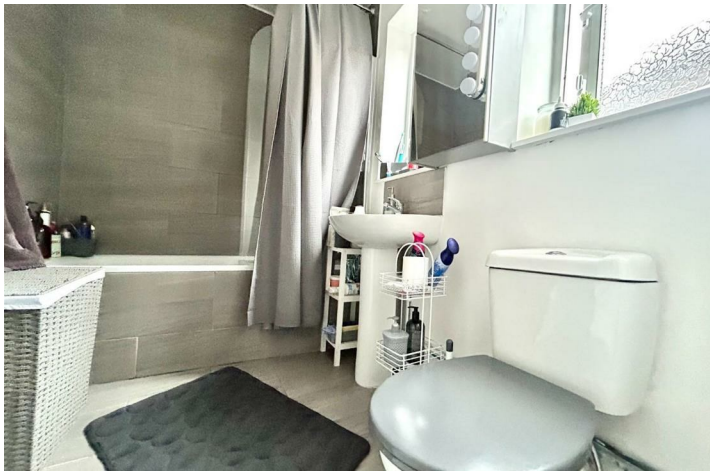
At the rear of this property is a fully enclosed large garden, part concrete area gives a great space for seating in the warmer months leading to the extensive lawn, brick built storage units sit to the side of the home.



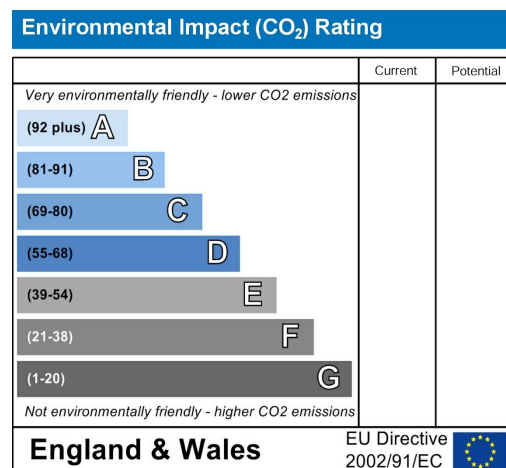
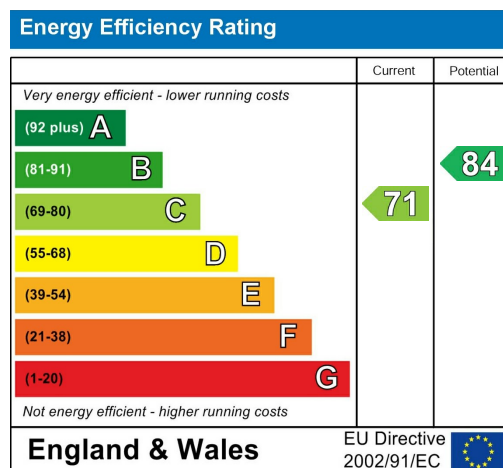
## Floorplan







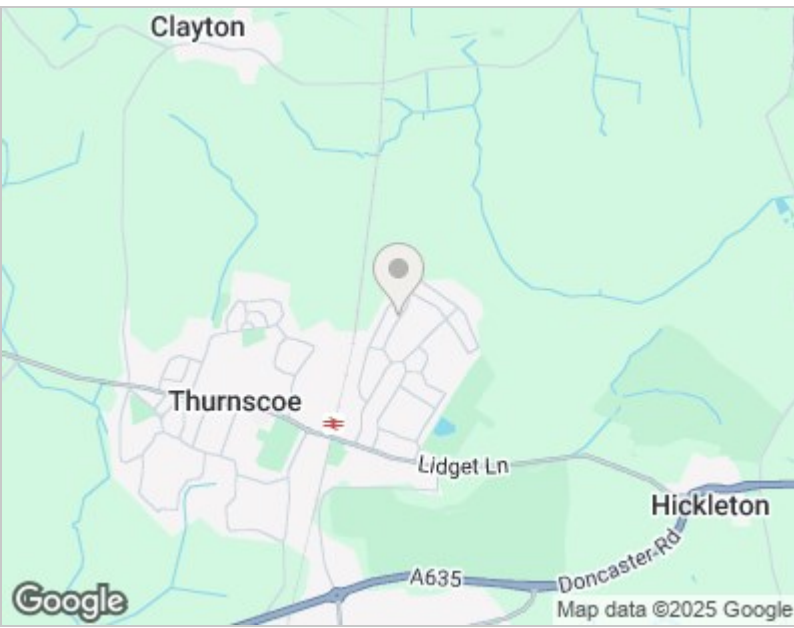
## Energy Efficiency Graph



## 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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