



## Briton Street

Thurnscoe, Rotherham, S63 0HR

Guide Price £110,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- CONSERVATORY
- LARGE CORNER PLOT
- EPC RATING: D

- OFF ROAD PARKING
- MODERN KITCHEN DINER
- GENEROUS DIMENSIONS
- COUNCIL TAX BAND: A

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BE QUICK TO NOT MISS OUT ON THIS SPACIOUS THREE BEDROOM FAMILY HOME LOCATED WITHIN THURNSCOE. Boasting no upward chain, enclosed rear garden, off road parking, generous dimensions throughout and conservatory. Close to all local amenities with good public transport links to Rotherham, Barnsley, Doncaster and Sheffield, surrounded by reputable schools and within easy reach of the A1 and M1 making this an ideal location. Property briefly comprises of living room, kitchen/diner, conservatory, three bedrooms and family bathroom. Viewings are a must!!

## ENTRANCE HALL

Through a double glazed uPVC door leads into the roomy entrance hall. Stairs rising to the first floor with doors leading to the kitchen/diner and living area.

## LOUNGE

A modern and roomy living space having wall mounted radiator, aerial and telephone point in place, with large uPVC window to the front making this a great social space to entertain family and friends. Carpet flooring with plenty of space of extra furniture.

## KITCHEN DINER

A generous sized kitchen/diner. The kitchen consists of an array wall and base units adding plenty of storage with complimentary work surface over, sink with drainer and stainless steel mixer tap. Built in four ring gas hob with electric hob and plumbing for washing machine and space for tall fridge freezer. Comprising of wall mounted radiator and uPVC window to the side and further doors leading to the conservatory and hall giving access to the side external door.

## CONSERVATORY

Extra addition to any busy household. Giving that extra space we all crave bringing the outdoors in with uPVC door leading out into the enclosed rear garden.

## LANDING

A roomy landing, comprising neutral décor, wall mounted radiator and doors leading to all three bedrooms. UPVC window overlooking the side garden.

## BEDROOM ONE

A generous sized master bedroom, neutrally decorated with plenty of room and carpet flooring. Wall mounted radiator and large uPVC window to the front elevation allowing natural sources of light with storage cupboard located in the corner.

## BEDROOM TWO

A sizeable double bedroom with plenty of room for

storage. Comprising of carpet flooring, wall mounted radiator and uPVC rear facing window allowing lots of natural light with handy storage shelf unit located in the corner.

## BEDROOM THREE

A good sized single room comprising of wall mounted radiator, carpet flooring and uPVC window.

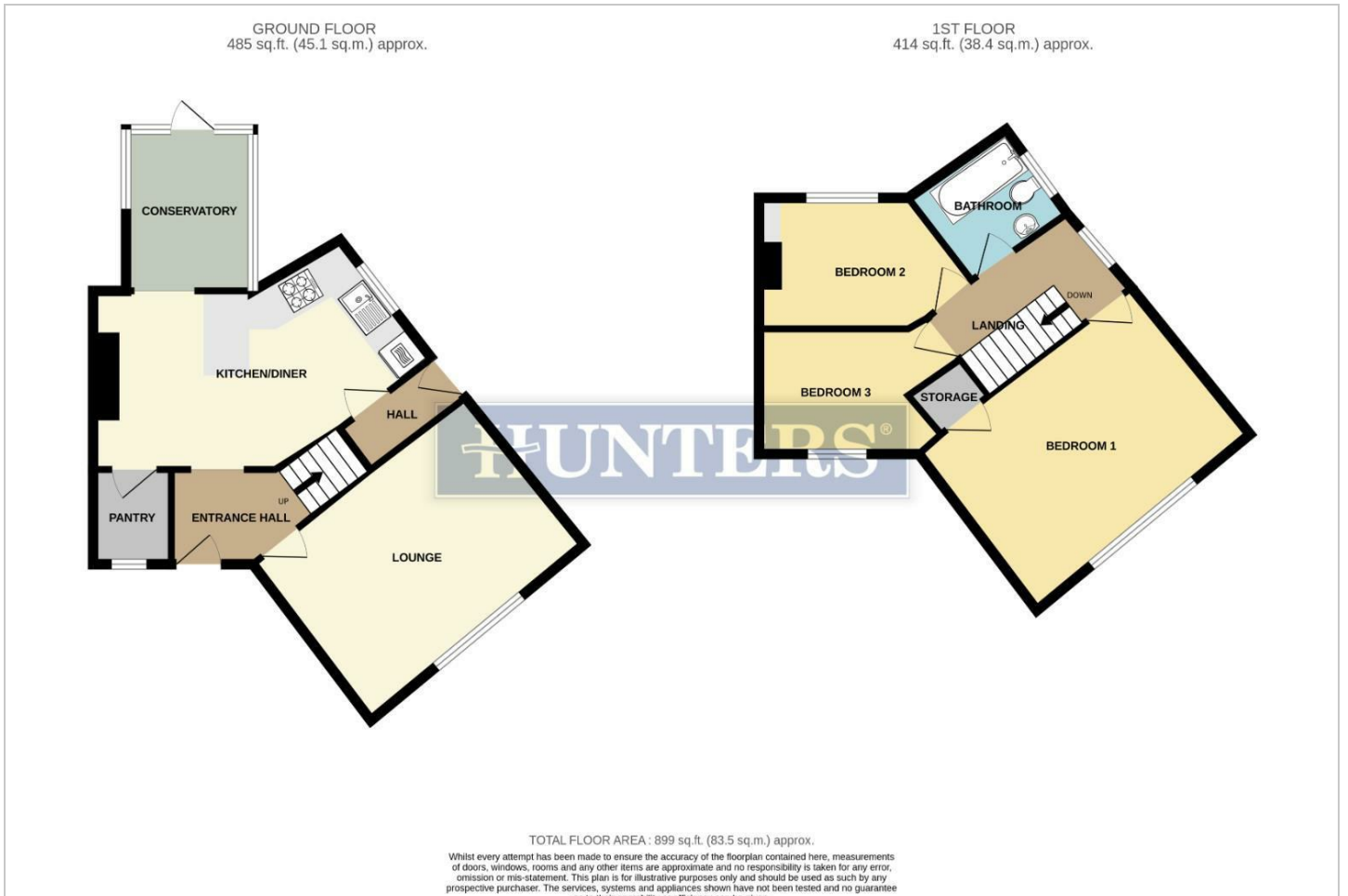
## BATHROOM

A contemporary and serene bathroom. Comprising of panelled bath, wash hand basin, low flush WC and frosted uPVC window.

## EXTERIOR

To the rear of the property is an enclosed rear garden. Mainly laid to lawn, with concrete patio area with wooden gates leading to the front driveway. To the front of the property is a large concrete driveway offering off road parking with lawned area and pathway leading to the entrance door.

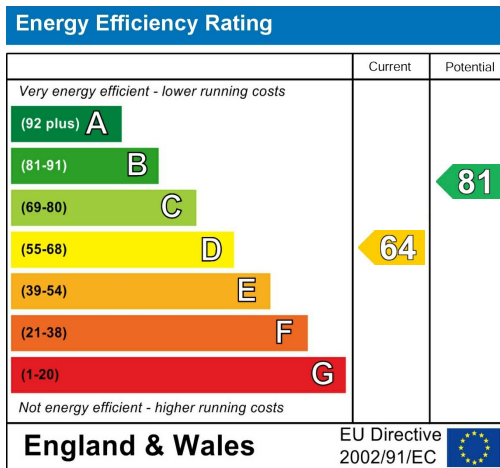
# Floorplan







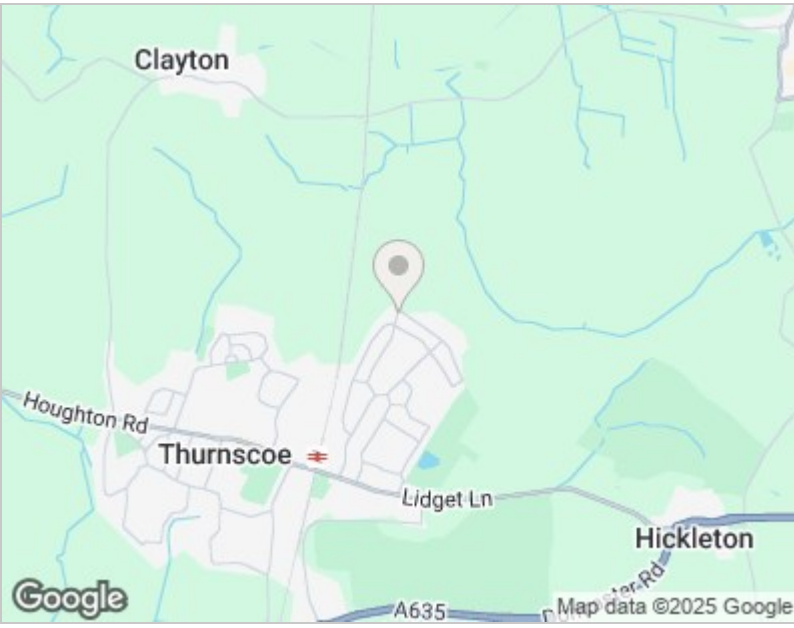
## Energy Efficiency Graph



## 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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