

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stuart Street

Thurnscoe, Rotherham, S63 0ED

Guide Price £120,000 to £130,000



# 52 Stuart Street

Thurnscoe, Rotherham, S63 0ED

£110,000



## Entrance Hall

2.06x4.09 (0.61m.1.83mx1.22m.2.74m)

Via a white uPVC door this leads into the entrance hall, with staircase rising to first floor landing and doors leading to both the living room and diner.

## Living Room

13.02x13.09 (3.96m.0.61mx3.96m.2.74m)

Bright and airy living space with uPVC windows to the front filling this room with natural light, with a unique steal coal fire giving this room not only a focal point but a cosy feel,

## Kitchen/Diner

10.02x16.09 (3.05m.0.61mx4.88m.2.74m)

Another good sized room is the kitchen area, located to the rear of the property having a range of kitchen units. To the other end of the room is ample space for a dining table. Door leading through to the rear garden.

## Landing

2.07x13 (0.61m.2.13mx3.96m)

Roomy landing with uPVC window to the front lighting up this space with doors leading to all bedrooms and family bath.

## Bedroom One

11.07x9.03 (3.35m.2.13mx2.74m.0.91m)

A sizeable master bedroom having plenty of space to add storage, uPVC window to the front with a wall mounted radiator.

## Bedroom Two

7.10x11 (2.13m.3.05mx3.35m)

Sizeable second bedroom making a small double or roomy single, neutrally decorated with wall mounted radiator and uPVC window to the rear.

## Bedroom Three

6.05x11 (1.83m.1.52mx3.35m)

A good sized single bedroom with wall mounted radiator and uPVC window to the rear.

## Bathroom

10.02x4.11 (3.05m.0.61mx1.22m.3.35m)

A generous sized family bathroom with WC and panelled bath, with decorative tiles to wall, uPVC frosted glass window to the rear elevation and wall mounted radiator.

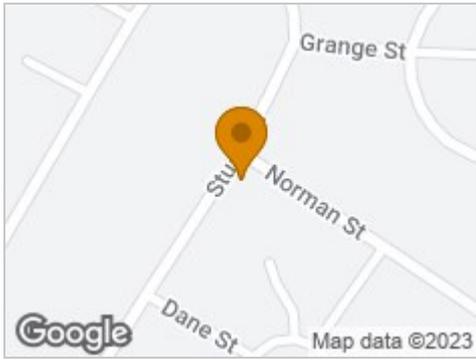
## Outside

To the front of the property is a generous driveway to fit two or more cars.

The rear garden is large and has lots of potential having an outbuilding, without loosing that garden space.



## Road Map



## Hybrid Map



## Terrain Map



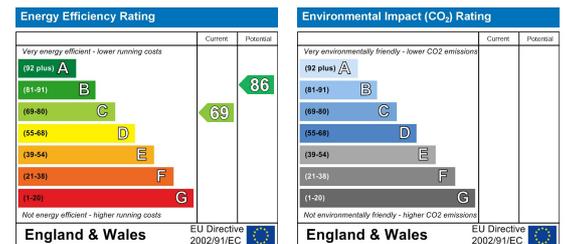
## Floor Plan



## 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.