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Hanover Square

Thurnscoe, Rotherham, S63 0DU

Offers In The Region Of £130,000



- THREE BEDROOM TOWN HOUSE
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND A

- OFF ROAD PARKING
- ENCLOSED LARGE REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH / DG - BOILER WITH 5 YEARS WARRENTY IN PLACE
- EPC RATING C

Tel: 01709 894440

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Nestled on Hanover Street in the charming area of Thurnscoe, Rotherham, this spacious three-bedroom townhouse offers a delightful blend of comfort and convenience. Built in 1930, the property spans an impressive 861 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxing or entertaining guests. The modern fixtures and fittings throughout the home ensure a contemporary feel, while still retaining the character of a classic townhouse. The property boasts three generously sized bedrooms, making it ideal for families or those who require additional space for a home office or guest room.

One of the standout features of this property is the large enclosed rear garden, which offers a private outdoor space for children to play or for hosting summer barbecues. Additionally, the convenience of off-road parking adds to the appeal, making it easy to come and go without the hassle of street parking.

Situated close to all local amenities, this townhouse is perfectly positioned for easy access to shops, schools, and recreational facilities. Furthermore, its excellent transport links make it a great choice for commuters, ensuring that you can reach nearby towns and cities with ease.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this townhouse on Hanover Street is a fantastic opportunity not to be missed.

Entrance Hall

Via a uPVC front entrance door this opens into the roomy entrance hall, ideal for coats and shoes, with wood effect vinyl flooring for easy clean, wall mounted radiator, stairs rising to first floor and doors leading to lounge/diner, kitchen and family bathroom.

Lounge/Diner

Step inside the light and airy living space, having both a uPVC window to the front and uPVC sliding doors to the rear filling this room with natural light, with laminate floor, wall mounted radiators, decorated in neutral tones, aerial point in place and to finish a fire surround with decorative electric fire giving this room not only a focal point but a cosy feel.

Kitchen/Breakfast Room

The kitchen is the real hub of the home, having ample space for a dining table making this a great space to entertain family and friends, the kitchen has an array of modern wall and base units fitted providing storage, contrasting work surface over, integrated electric oven with ceramic hob and extractor fan over, stainless steel sink, drainer and matching mixer tap, space and plumbing for washing machine, wall mounted radiator, wood effect vinyl floor, splash back tiles, uPVC window as well as door to rear and large understairs storage area which is currently used as a utility space with further cupboards in place.

Family Bathroom

The serene family bathroom is the perfect spot to relax and unwind, comprising of corner bath with electric shower over, wash hand basin with vanity unit and low flush WC, tiled walls in neutral tones for easy clean, chrome heated towel rail and frosted uPVC window to the front.

Landing

The landing has uPVC window to the rear, access to loft hatch which is boarded for storage and all doors lead to bedrooms.

Master Bedroom

The generous sized master bedroom has built in wardrobes as well as built in cupboard providing that extra storage we all crave, decorated in neutral tones for relaxation, uPVC windows to both the front and rear filling this room in natural light, with wall mounted radiator to finish.

Bedroom Two

Another good sized double bedroom with built in cupboard for storage, decorated in neutral tones with wall mounted radiator and uPVC window to the front.

Bedroom Three / Office

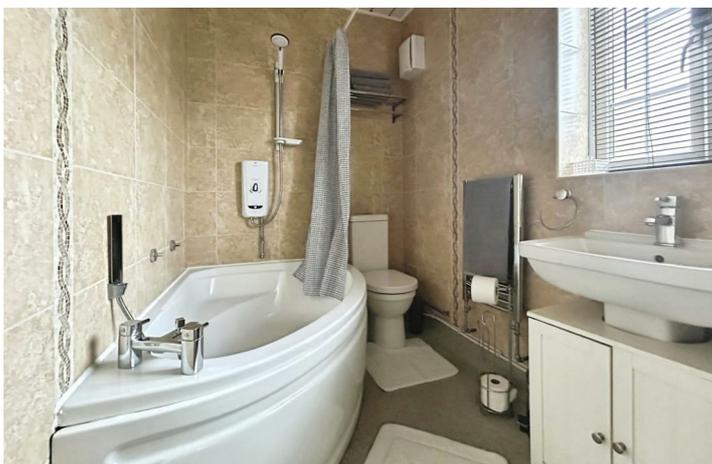
Roomy third bedroom or ideal home office which is how this space is currently used, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

Exterior

The front of the property oozes kerb appeal, having a drive with gates for security allowing for off road parking, with well maintained side lawn and path to front door as well as shared ginnel to access the rear if needed.

At the rear is a fully enclosed extensive garden, partly paved and having a raised deck, ideal for seating and enjoying the warmer months, this leads down to a lawn with established plants and shrubs to the borders adding the the privacy as well as beauty, finished with a wooden built storage shed, this really is a space the whole family can enjoy.

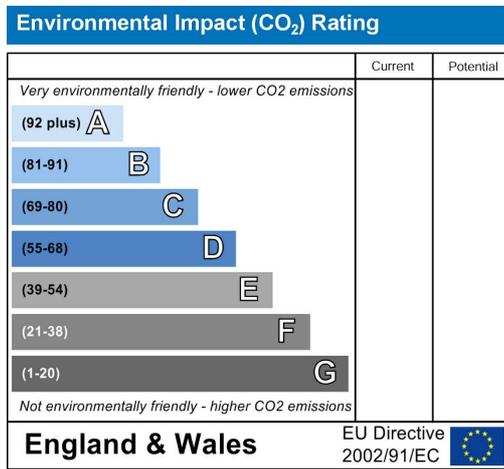
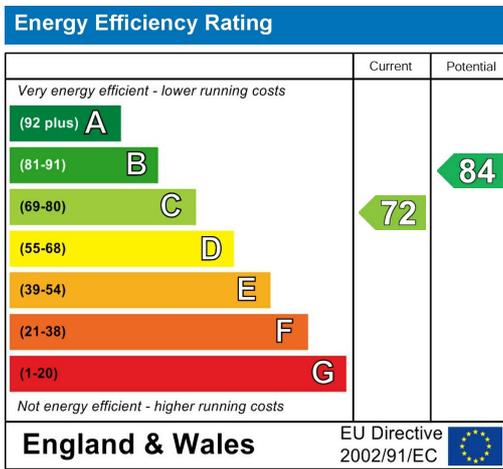
Floorplan







Energy Efficiency Graph



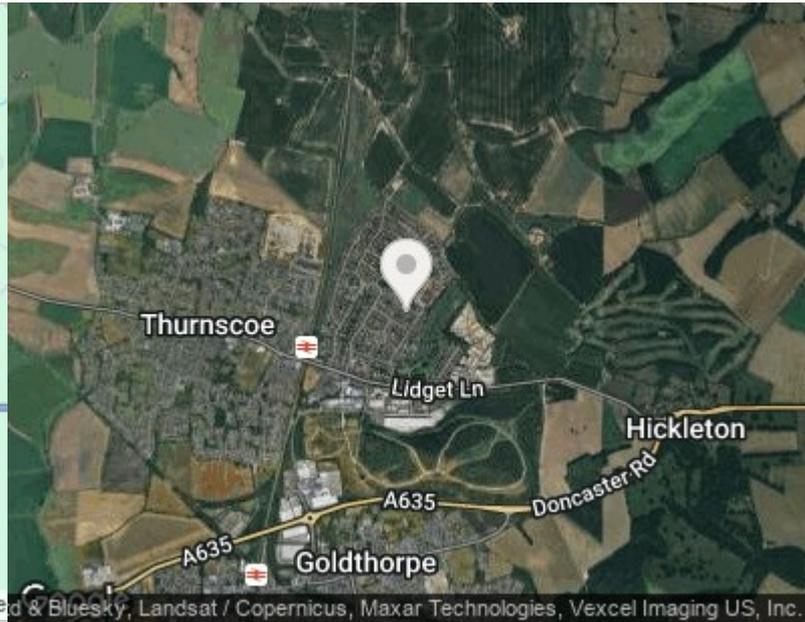
Viewing

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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