



30 George Street, Thurnscoe, Rotherham, S63 0DF

Situated on the ever-popular George Street in Thurnscoe, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create their ideal living space. The property offers off-street parking and an attached garage, adding to its practicality and appeal. While the home does require refurbishment, it provides a fantastic blank canvas for someone to put their own stamp on it and truly make it their own.

Upon entering the property, the living room is located to the left-hand side, offering a separate and comfortable space to relax. There is an additional reception room which has been used as a second sitting room, leading through to the rear extension. The extension forms a spacious open-plan kitchen-diner with direct access to the garden, creating a great layout for modern living and entertaining. The ground floor also benefits from a good-sized bathroom.

Upstairs, the property comprises three well-proportioned bedrooms, providing ample space for families or those needing extra room for home working. Externally, the home continues to impress with off-road parking, a garage, and a generous rear garden that, while in need of some TLC, has plenty of potential to become a lovely outdoor space. There are also stone-built outhouses which, with some improvement, could be transformed into a home office, studio, or additional storage.

- **** NO CHAIN ****
- 3 Bedroom Semi Detached Home
- Extended to the Rear
- Requires Renovation, Offering Excellent Potential
- Ideal Opportunity for Investors or Buyers Wanting to Add Their Own Style
- Open Plan Kitchen-Diner
- Separate Living Room
- Outhouse buildings
- Off Road Parking
- Viewing Highly Recommended

£120,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	