

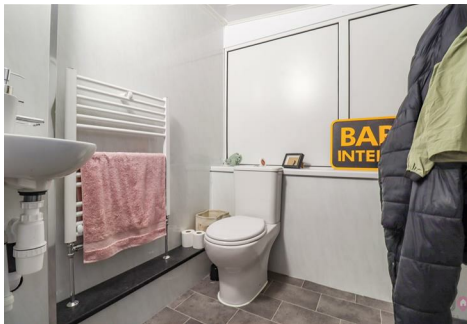
Marketing Preview



11 Church Street, Thurgroft, Rotherham, S66 9LH

£157,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



A fantastic opportunity to purchase this stunning and spacious home, featuring a stylish high-gloss kitchen, spacious reception room, additional snug space, and utility room. The property is situated on a quiet road overlooking the church and benefits from a maintenance-free garden area, off-road parking, and a downstairs W/C.

SUMMARY

A fantastic opportunity to purchase this stunning and spacious home, featuring a stylish high-gloss kitchen, spacious reception room, additional snug space, and utility room. The property is situated on a quiet road overlooking the church and benefits from a maintenance-free garden area, off-road parking, and a downstairs W/C.

A useful porch area leads into the stylish kitchen, which has high-gloss wall and base units with an integrated oven, hob, and extractor fan. A door opens into the inner hallway, where stairs rise to the first floor and a doorway leads to the lounge/diner with dual-aspect windows. There is a second snug area that could be used as an office or playroom. A door leads to the utility room with under-counter space for a washing machine, along with a door to the downstairs W/C and a uPVC door to the rear garden.

Carpeted stairs rise to the first-floor landing area, giving access to three bedrooms and the bathroom. There is a generous-sized double bedroom to the front, a second good-sized double bedroom to the rear, and a third small double/generous single to the rear. The modern bathroom includes a bath with overhead shower, pedestal sink, and close-coupled WC.

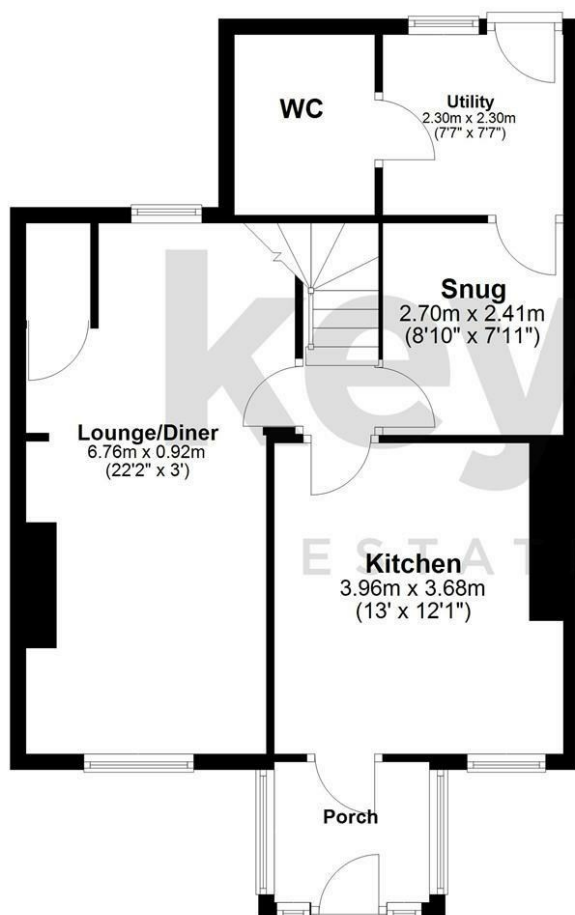
To the front, the property offers a driveway providing off-road parking for one car. To the rear, there is a concrete patio area with access to the detached garage.

PROPERTY DETAILS

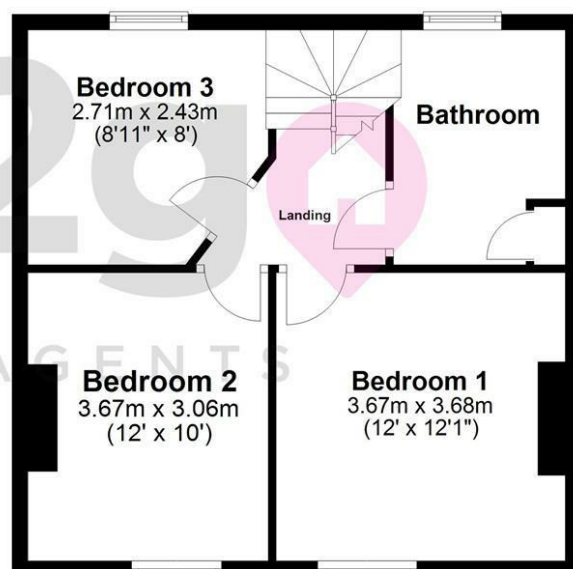
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 