



## Marketing Preview



**11 Church Street, Thurcroft, 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.

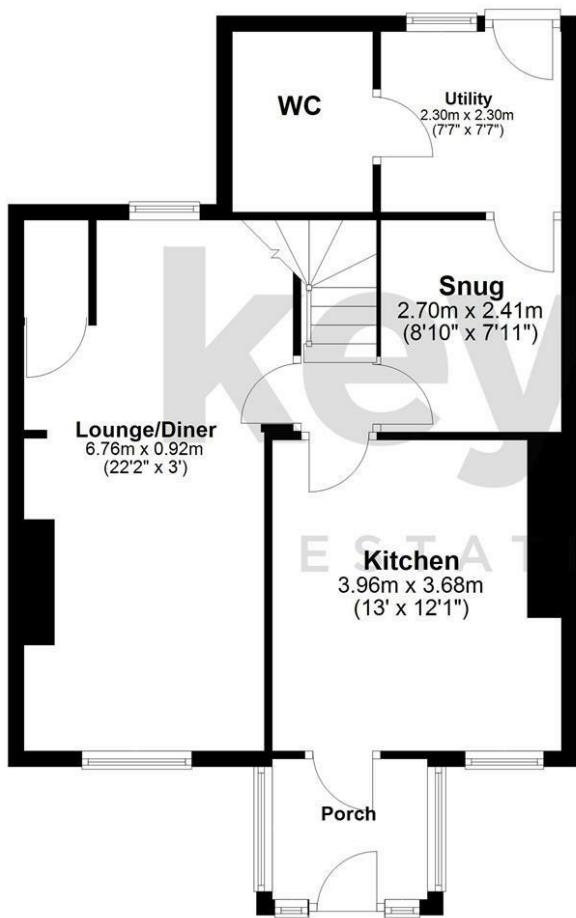
To the front, the property offers a driveway providing off-road parking for one car. To the rear, there is a concrete patio area with access to the detached garage.

## **PROPERTY DETAILS**

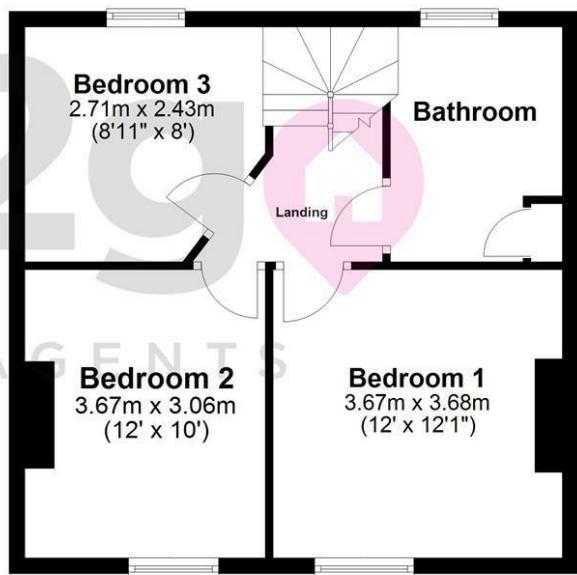
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



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

