

Marketing Preview



10 St. Edmunds Avenue, Thurcroft, Rotherham, S66 9QL
£120,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this deceptively spacious three bedroom end terrace property which is situated on a corner plot on a quiet road. Boasting masses of potential and having a large living/diner and stylish bathroom. Road links to Rotherham, M1 and M18. Ideal for first time buyers or families alike!

- PART UPVC GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL

SUMMARY

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HALLWAY

Enter via a uPVC door into the hallway with vinyl flooring, an obscure glass side window and the stair rise to the first floor. Door to the lounge/diner.

LOUNGE/DINER 15'7" x 22'4"

A bright and spacious reception room with laminate flooring and a fireplace. Two ceiling lights, two radiators and dual aspect windows. Open to the kitchen.

KITCHEN 7'3" x 8'5"

Fitted with wall and base units, contrasting worktops and tiled walls. Stainless steel sink, oven, hob and extractor fan. Under counter space for a washing machine. Under stairs storage cupboard, tiled flooring and window to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the three bedrooms, bathroom and WC.

BEDROOM ONE 12'5" x 12'3"

A generous sized double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'1" x 9'10"

A generous sized double bedroom with painted walls and laminate flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 8'8" x 7'10"

A single bedroom with neutral decor and original floorboards. Ceiling light, radiator and window to the front.

BATHROOM 4'9" x 5'4"

A stylish bathroom having a bath with an overhead electric shower and pedestal sink. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

WC 2'5" x 5'8"

Comprising of a close coupled WC, obscure glass window, vinyl flooring and a ceiling light.

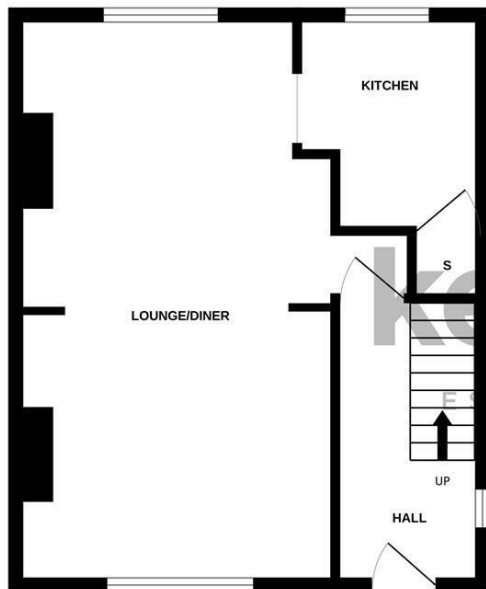
OUTSIDE

The property is situated on a corner plot with lawns to the front and side, a door to the outhouse and a walkway to the rear and two brick built storage areas. To the rear of the property is a low maintenance garden with a patio.

PROPERTY DETAILS

- FREEHOLD

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	



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