

39 The Crescent, Thurcroft, Rotherham, S66 9LR

**Price Guide £190,000**

PRICE GUIDE £190,000 TO £200,000. A viewing is recommended of this spacious three bedrooomed semi detached property. Located within tthe popular residential area of Thurcroft overlooking the green with close by amenties, shop and Schools. Benefitting from gas central heating and UPVc double glazed doors and windows. Spacious Lounge, open plan kitchen/ dining room with integrated appliances. Ground floor W.C. First floor three generous sized bedrooms and modern bathroom. Front and rear gardens, long decorative paved front drive, rear garage. Large rear lawned garden with patio doors opening from lounge to patio area.



### Entrance Porch



UPVC front door open to porch, with doors giving access to dining room/ kitchen and lounge. Stairs rise to first floor.

### Lounge 18'3" x 11'5" (5.58m x 3.50m)



Spacious lounge with front UPVC window and rear UPVC patio doors. Focal point electric fire on marble hearth and wooden fire surround.

### Kitchen/ Dining Room 18'3" x 10'7" (5.58m x 3.25m)



Open Plan kitchen/ dining room. Modern fitted kitchen and work surfaces and stainless steel splashback, with integrated appliances comprising of electric oven, hob and extractor fan and fridge/ freezer. Plumbing and space for washing machine. Sink unit. Breakfast bar with further fitted units and work surfaces with under cupboard central heating plinth heater. Storage cupboard. Front and rear UPVC windows. Central heating radiator. Door leads to ground floor W.C. Rear UPVC door.

### Ground Floor W.C. 7'9" x 3'11" (2.38m x 1.21m )



With white suite comprising of low flush W.C. and wash basin. Rear UPVC window and partial tiling to sink.

### First Floor

Stairs rise to first floor landing with doors leading to bedrooms and bathroom. With Loft access.

### Bedroom One 12'11" x 11'5" (3.94m x 3.48m)



Front bedroom with two UPVC windows. Central heating radiator. Storage cupboard.

### Bedroom Two 10'8" x 9'10" (3.26m x 3.01m)



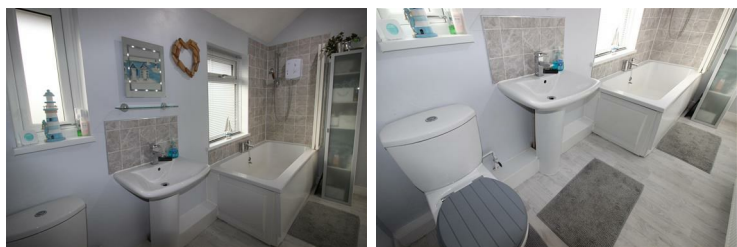
Front bedorm with UPVC window and central heating radiator.

### Bedroom Three 14'0" x 7'9" (4.29m x 2.37m)



Rear bedroom with UPVC window and central heating radiator.

### Bathroom 11'6" x 4'11" (3.52m x 1.52m)



Spacious bathroom with white suite comprising of low flush W.C. wash basin, bath with overhead shower and glass bath screening. Partially tiled. Cupboard housing the boiler. Two rear UPVC windows and central heating radiator.

### Outside



With front double wrought iron gates which opens to long decorative paved driveway. Front view overlooking the green. Lawned front garden with fencing. Front Upvc entrance door with lighting. Shared driveway to side which leads to detached rear garage and side gate leads to large rear garden. Rear enclosed garden with fencing providing privacy. Comprising of patio area, large lawned garden, rockery and rear seating area. Side entrance to garage and separate workshop/ shed. Separate shed,

### Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bedroomed semi detached

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and

open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Shared Drive and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

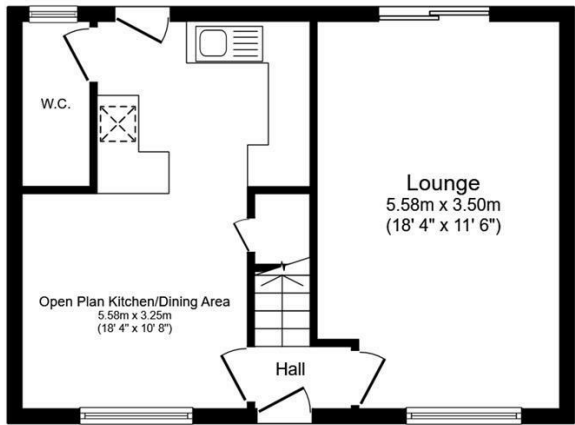
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

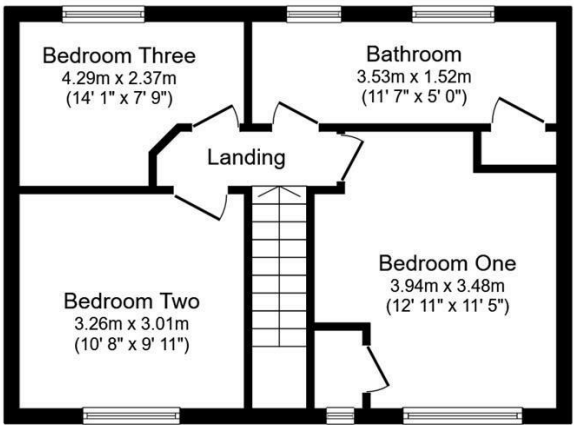
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor  
Floor area 43.2 sq.m. (465 sq.ft.)



First Floor  
Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 86.5 sq.m. (931 sq.ft.)

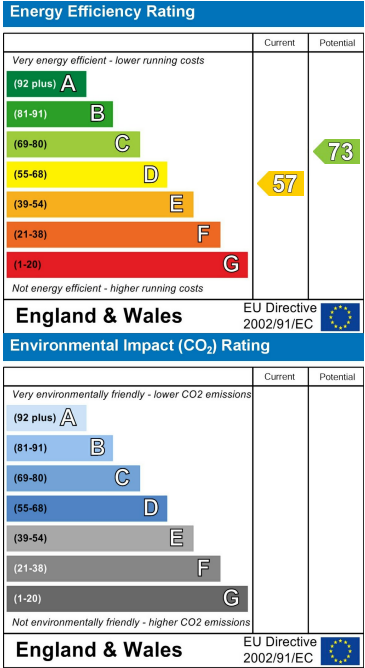
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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