



26 Lindley Crescent, Thurnscoe, Rotherham, S63 0SW

**Guide Price £140,000**

**\*\* GUIDE PRICE £140,000 - £145,000 \*\***

Ideally situated upon this no through road, is this immaculately presented Two Bedroom Semi detached property offered with the benefit of off road parking. With further shared driveway leading to the detached garage, the rear garden offers a superb opportunity for the growing family, landscaped and mainly laid to lawn. An ideal chance for the commuter with the A1 and M1 motorway network nearby and within easy reach.

## Merryweathers

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## Thurnscoe

Thurnscoe is a village in the metropolitan borough of Barnsley in South Yorkshire, England. Thurnscoe's oldest building is the Church of St. Helen on High Street, built in 812 by the Saxons and rebuilt in 1087 by the Normans.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Non Standard

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

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 - Driveway

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 to gain more information on if this property is affected by coal mining.

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

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

## Entrance Hallway



With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Lounge 16'4" x 12'7" (4.98m x 3.84m)



Immaculately presented reception room, with front facing aspect

## Dining Room 7'1" x 8'5" (2.16m x 2.57m)



Forming part of the extension that over looks the rear garden, this extends to along side the kitchen area and provides a superb family space.

## Kitchen 18'11" x 7'6" (5.77m x 2.29m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a gas hob, with oven below and extractor above. There is space to accommodate a fridge and freezer and automatic washing machine.

### **Bedroom One 16'9" x 10'0" (5.13m x 3.07m)**



With two front facing upvc windows providing an impressive master bedroom

### **Bedroom Two 8'0" x 11'10" (2.44m x 3.63m)**



Stunning rear facing double room

### **Bathroom**



Hosting a three piece suite comprising of a paneled bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **Garage**

Single detached garage secured by an up and over garage door.

### **External**

To the front of the property is a hardstanding providing off road parking for one vehicle. To the side is a shared driveway which provides access to the garage. To the rear are impressive laid to lawn gardens, ideal for entertainment and family time.

## Floor Plan



Ground Floor

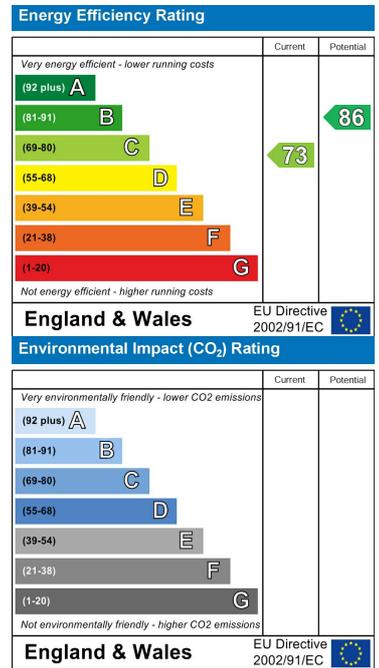


First Floor

## Area Map



## Energy Efficiency Graph



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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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