merryweathers
Est. 1832

20 Clayton Drive, Thurnscoe, Rotherham, S63 0RZ

Price Guide £160,000

*** £160,000 - £170,000 *** Situated within a popular and well-connected area of Thurnscoe, this beautifully presented three-bedroom semi-detached property offers stylish, modern living with generous space inside and out—ideal for families, couples, or first-time buyers alike. With the added extra of a converted garden room / bar area, there is also off road parking for a number of vehicles.

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.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - A
Tenure - Freehold
Property Type - Semi Detached
Construction Type - Brick built
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 and useful under stair storage.

Shower Room

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

Lounge / Diner 29'6"' 22'11"" (max) x 75'5"' 26'2"" (9'6" (max) x (9' 7" (max) x 23' 8" (2.91m (max) x 7.2m))

Stunning dual aspect lounge/diner with a double glazed bow window to the front, double glazed double doors entering the rear garden and with access to the kitchen.

Kitchen 7'3" x 7'9" (2.23m x 2.37m)

Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With direct access to the dining area.

Landing

Hosting a side facing double glazed window and a built in storage cupboard.

Bedroom One 12'4" x 11'6" (3.76m x 3.51m)

front facing, master double bedroom with a double glazed window, central heating radiator and with access to the eaves where the gas fired combination boiler can be found.

Bedroom Two 7'10" x 11'7" (2.40m x 3.55m)

A rear facing room which has a double glazed window and central heating radiator.

Bedroom Three 7'4" x 7'10" (2.25m x 2.40m)

A rear facing bedroom with a double glazed window and central heating radiator.

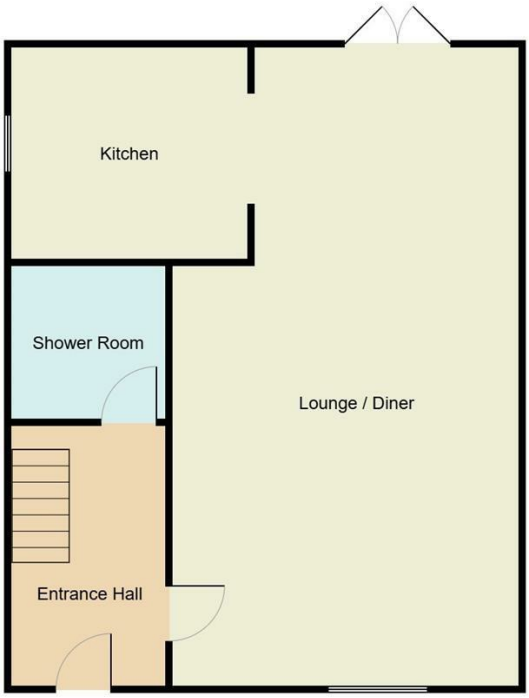
Garden Room / Bar

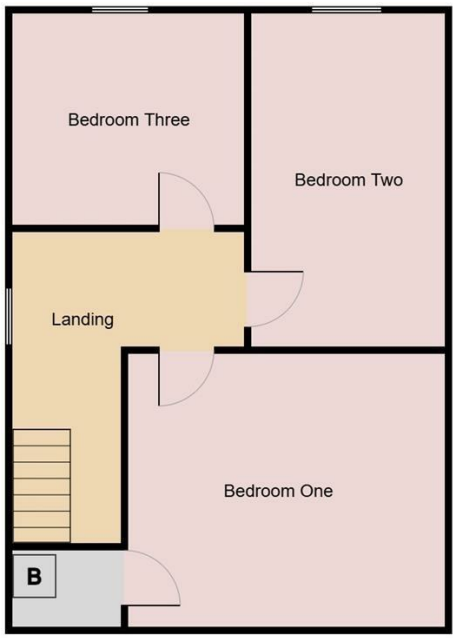
A superbly appointed bar area, offering a space to relax and entertain.

External

The property has an excellent size plot and provides off road parking for a number of vehicles and leads to an excellent sized rear garden. The rear is mainly laid to lawn and hosts the garden room / bar area.

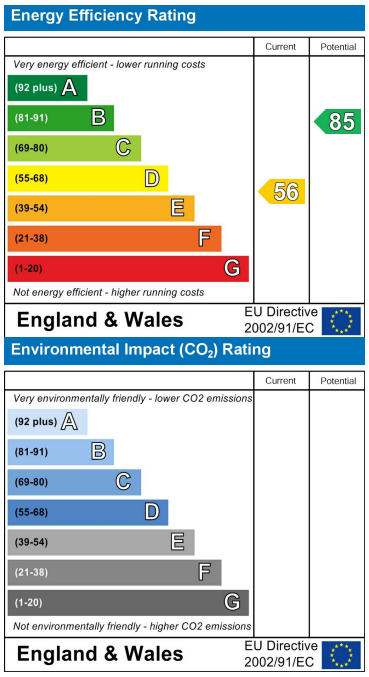
Floor Plan





Area Map

Energy Efficiency Graph



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