



Lime Tree Avenue Thurcroft Rotherham S66 9DY

Guide Price £95,000 to £100,000



- **Spacious three double bedroom town house**
- **New Kitchen and Bathrooms**
- **Freshly decorated and re carpeted throughout**
- **FULLY REFURBISHED THROUGHOUT**
- **New central heating system and boiler**
- **Pleasant cul de sac location**

Guide Price £95,000 to £100,000- This **FULLY REFURBISHED** three double bedroom town house provides spacious **FAMILY SIZED ACCOMMODATION** within a pleasant cul de sac location in Thurcroft. Refurbishment includes a newly appointed modern fitted Kitchen with integral appliances, a stylish fully wall and floor tiled bathroom with shower and separate upstairs WC, a new central heating boiler and system, it is freshly carpeted and decorated throughout with accommodation comprising: Entrance Hall, generous Lounge, open plan Kitchen Diner, downstairs bathroom, three first floor double bedrooms and a WC with washing facilities. Externally the property has a fully block paved driveway and a sizeable privately enclosed garden. The location is handy for local primary schools and has public transport and shops all close by. EPC G.

Entrance Hall

Lounge 16' 1" x 11' 3" (4.90m x 3.43m)

Spacious with front and rear aspect windows and a fully glazed PVCu door enjoying views of the garden. It is freshly decorated and re carpeted with a radiator, TV extension and focal fireplace with inset electric chrome fire and a modern wooden surround.

Kitchen Diner 16' 1" x 8' 11" (4.90m x 2.72m)

Sized to accommodate a Dining Table to one side and appointed with a modern range of wall, base and drawer units finished in a Burford Grey colour with a wood effect laminated work top with splash back tiling and with a stainless steel inset bowl and drainer. It comes with an integral electric oven, gas hob with chrome splash back plate and extractor hood, has a concealed washing machine, and space for a fridge and freezer. It has front and rear windows and a half glazed PVCu door to the garden.

Bathroom

Fully wall and floor tiled and appointed with a modern suite in white comprising of a bath with end chrome mixer tap and wall mounted shower and folding screen, and with a WC and hand wash basin both set within a vanity storage unit in a gloss white finish. Rear facing opaque window, wall mounted chrome towel heater.

Bedroom 1 13' 11" x 8' 1" (4.24m x 2.46m)

A super size with front double glazed window, walk in storage space and with a radiator.

Bedroom 2 12' 11" x 11' 4" (3.93m x 3.45m)

A spacious double with front double glazed window, radiator and with a built in storage cupboard.



Bedroom 3 8' 11" x 7' 9" (2.72m x 2.36m)

With a rear double glazed window and a radiator.

First Floor WC

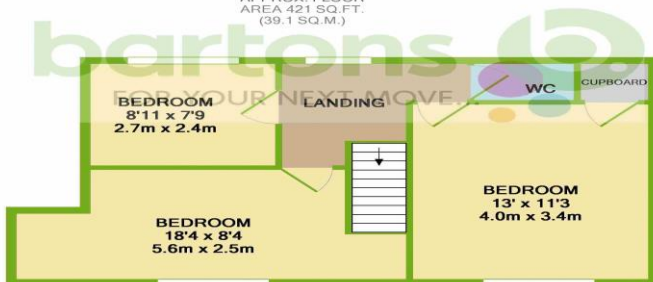
Fully wall and floor tiled with a rear opaque window and a modern WC and a hand wash basin with end chrome mixer tap and storage below.

Exterior & Garden

The property has front and rear gardens, the front being low maintenance with a block paved driveway, the rear having a sizeable privately enclosed garden which is laid to lawn with extensive block paved patio seating.



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ. FT.
(39.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 438 SQ. FT.
(40.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 859 SQ. FT. (79.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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