



8 Doncaster Road, Thrybergh, Rotherham, S65 4AG

Asking Price £170,000

GUIDE PRICE £170,000 - £175,000.

For sale: an immaculate three-bedroom semi-detached house on Doncaster Road in Thrybergh, Rotherham.

The ground floor offers a bright open-plan lounge and dining room with fresh neutral décor and new carpeting, leading to a modern fitted kitchen with integral appliances, wood-effect worktops and herringbone-style flooring. There are two porches, providing practical everyday access and useful space for coats and shoes. Upstairs are three well-presented bedrooms and a bathroom with contemporary tiling and a separate shower enclosure.

Outside, the property enjoys front and rear gardens with lawn and patio areas, ideal for low-maintenance outdoor space, plus a rear garage for parking or storage.

Thrybergh Country Park is within easy reach for lakeside walks, while Rotherham town centre offers a wide range of shops, cafés and leisure facilities. Local primary and secondary schools serve the area. Regular buses along Doncaster Road connect to Rotherham Interchange and Doncaster, where rail services provide routes to Sheffield in around 15 minutes and Leeds in under an hour. The property is offered with no chain.

Entrance Porch

Property is accessed through a double glazed door. A further door leading into the entrance hall.

Downstairs W.C

Having a w.c, low flush w.c, tiled walls, a window and a radiator.

Kitchen 13'10" x 6'11" (4.22 x 2.11)



Having a range of wall and base units in white gloss with matching work surfaces, 1.5 sink unit with mixer tap over, ceramic hob, oven and hood. Fitted dishwasher and integral dishwasher, contemporary radiator, two double glazed windows and a double glazed door into a rear porch.

Rear Porch

Having a double glazed door leading into the rear garden.

Lounge Dining Room 27'9" x 12'2" (8.46 x 3.71)



Having a double glazed window to both the front and rear elevation and two radiators.

First Floor Landing



Having a single glazed window.

Bedroom One 14'2" x 10'9" (4.33 x 3.29)



Having a double glazed window, a radiator and a storage cupboard.

Bedroom Two 12'1" x 10'5" (3.70 x 3.19)



Having a double glazed window, and a radiator.

Bedroom Three 11'3" x 10'11" (3.45 x 3.33)



Having a double glazed window, and a radiator.

Shower Room



Having a shower cubicle with electric shower, hand wash basin, low flush w.c., a double glazed window and a contemporary radiator.

Outside



To the front of the property is an artificial lawn with bark chippings all of which is full enclosed.

To the rear of the property is a patio garden area and a pathway leading to the garage.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

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 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

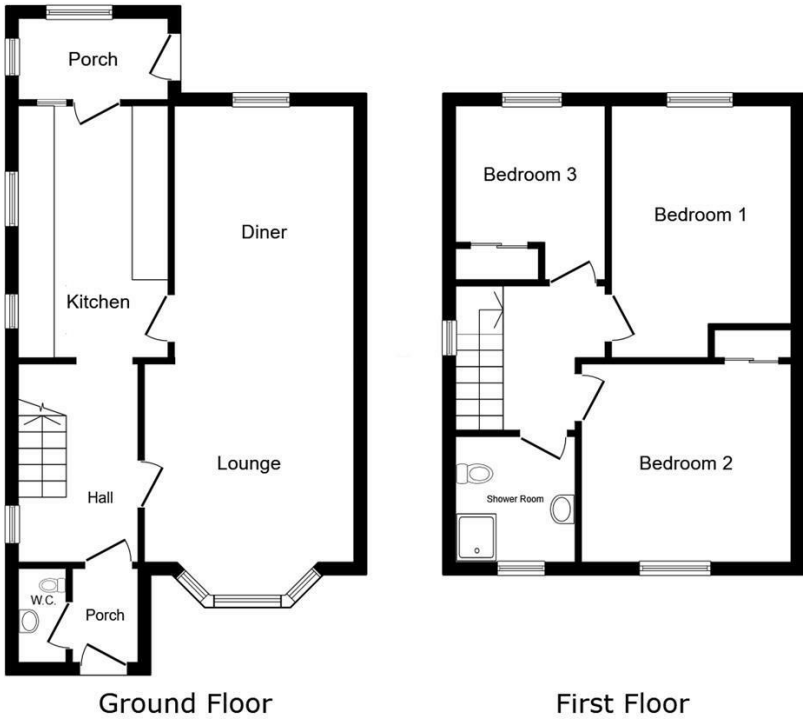
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

AGENT NOTES

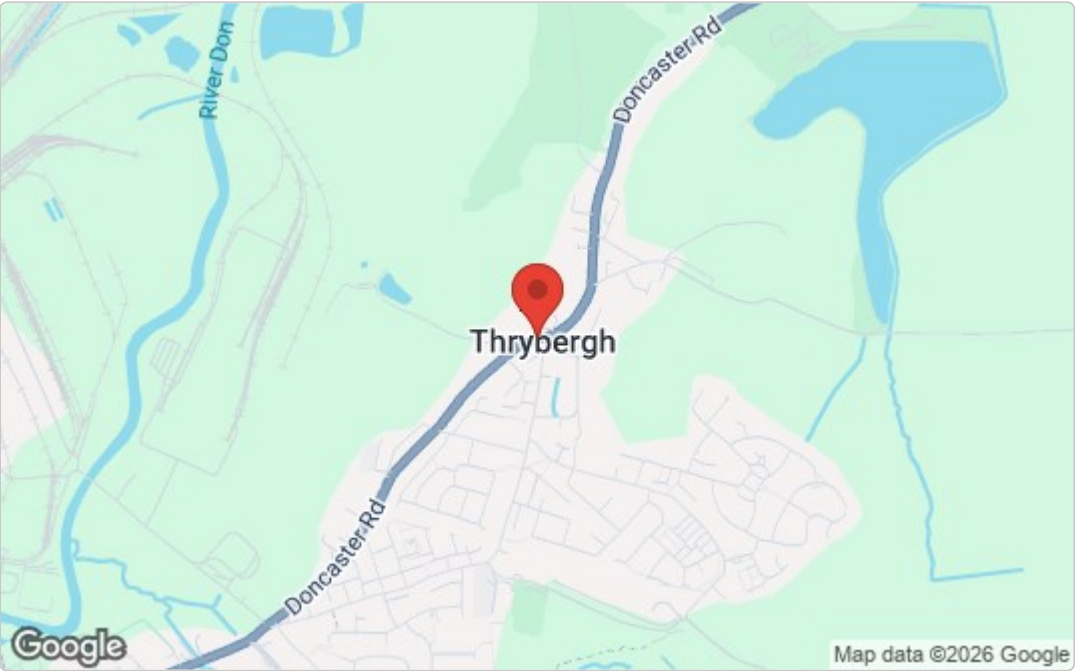
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan



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

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

