



16 Thorntree Road, Thorpe Hesley, Rotherham, S61 2TE

Offers Around £170,000

An immaculately presented and much improved two bedroom semi detached house, in excellent decorative order and forming the ideal purchase for a first-time buyer.

The property is located only a moments drive from the M1 intersection and is centrally placed for commuting to Rotherham, Sheffield and Barnsley.

The accommodation is complimented by gas central heating from a combi boiler and uPVC double glazing and briefly comprises: Hall, Lounge, re-fitted Kitchen, two Bedrooms and re-fitted Bathroom.

A particular feature is the large, enclosed rear garden

ENTRANCE HALL

With uPVC door and radiator

LOUNGE 11'10" x 11'3" (3.61 x 3.45)

With radiator set beneath the front facing uPVC window. Chimney breast with recess

KITCHEN 16'6" x 7'10" (5.05 x 2.39)

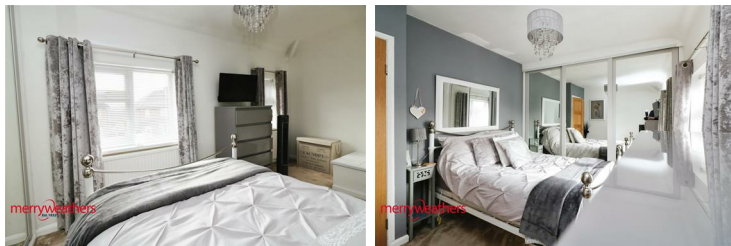


Re-fitted with an extensive range of base and wall units with contrasting work surfaces. Inset ceramic sink and monobloc tap beneath the rear facing uPVC window with double uPVC doors opening into the rear garden. Cooker recess (the Flavel Range is available by separate negotiation). Side facing uPVC window, radiator and under stairs cupboard with space and plumbing for washing machine.

FIRST FLOOR LANDING



FRONT BEDROOM 14'4" x 9'3" (4.39 x 2.83)



The larger measurement not including the built-in mirror fronted wardrobes running the length of one wall. Two uPVC windows and two radiators

REAR BEDROOM 9'4" x 10'1" (2.87 x 3.08)



With radiator and uPVC window

BATHROOM 7'0" x 7'4" (2.14 x 2.26)



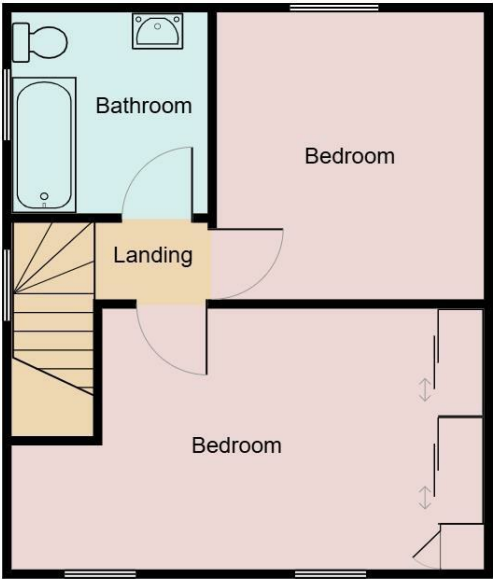
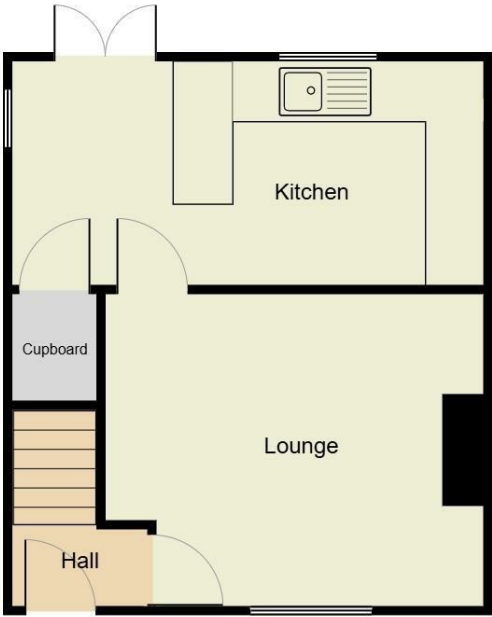
With modern white suite comprising a panelled bath with shower and screen, wash basin and W.C. Ceramic splashback tiling above the bath, heated towel rail and uPVC opaque glazed window.

OUTSIDE

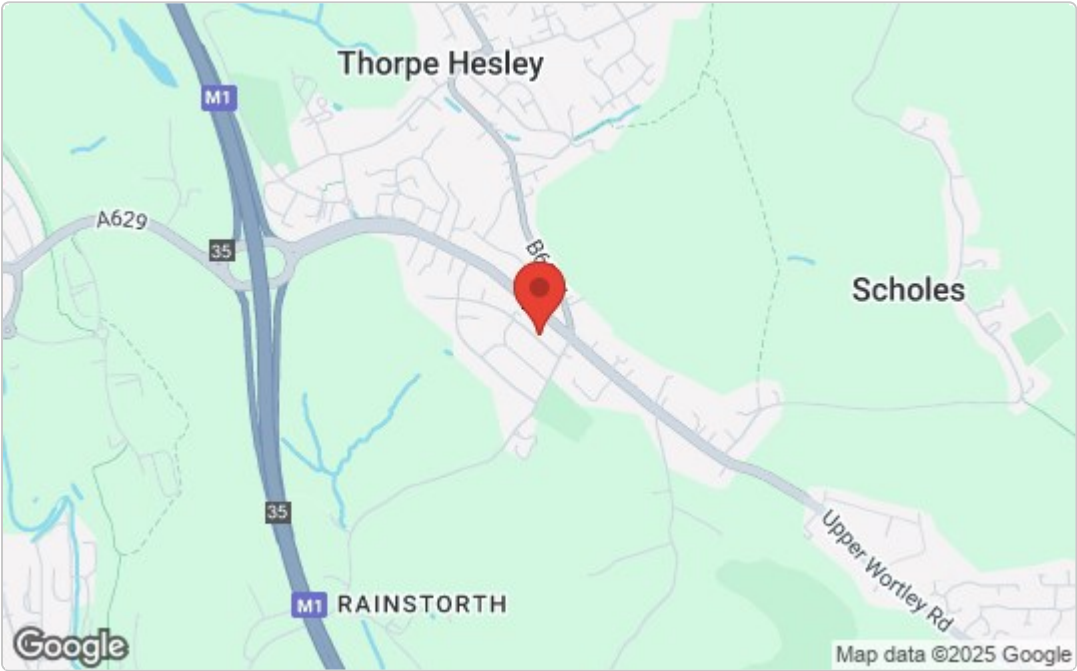


To the front is a double width tarmac forecourt providing off-road parking for two vehicles. A path leads past the side of the house to the enclosed, large rear garden, mainly lawned with established and mature beds and borders

Floor Plan

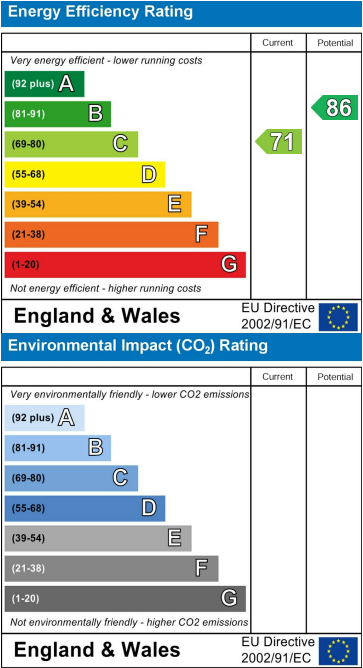


Area Map



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Energy Efficiency Graph



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