



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)

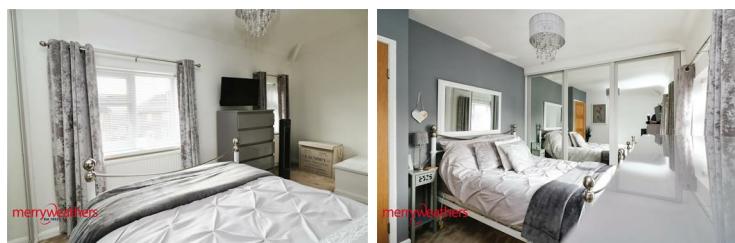


Re-fitted with an extensive range of base and wall units with contrasting work surfaces. Inset ceramic sink and monobloc tap beneath the rear facing uPVC window with double uPVC doors opening into the rear garden. Cooker recess (the Flavel Range is available by separate negotiation). Side facing uPVC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

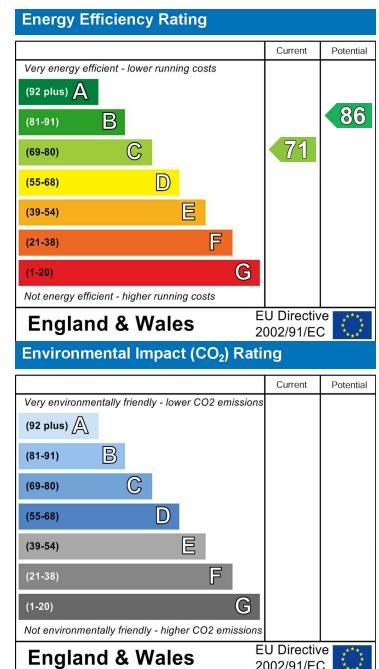
## Floor Plan



## Area Map



## 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 representation 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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