



11 Ashlea, Thurnscoe, Rotherham, S63 0GY

Offers In The Region Of £110,000

Offered to the market with no vendor chain is this TWO bedroom town house in a CUL DE SAC location.

The property briefly comprises of a lounge, kitchen, downstairs WC, two double bedrooms and family bathroom.

Viewing is highly recommended to appreciate what this property has to offer call MERRYWEATHERS on 01226 730850.

Property Introduction

This two-bedroom terraced house is for sale in Thurnscoe, near Rotherham, offering practical accommodation with convenient access to local amenities and transport links.

The property features two double bedrooms, making it suitable for families, first-time buyers and investors. The ground floor includes a kitchen with dining space, providing a central area for everyday meals and informal entertaining. There is also a separate reception space, ideal for living and relaxation. A family bathroom serves the property.

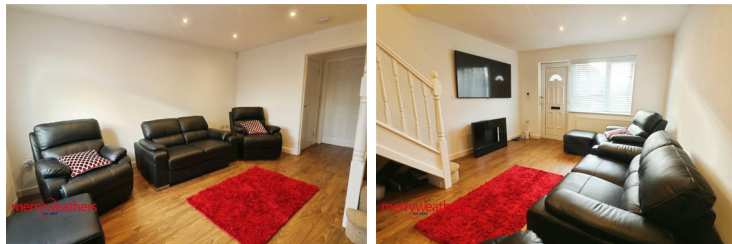
Thurnscoe provides a range of local shops, services and everyday amenities, including supermarkets, convenience stores and takeaways along the local high street. Nearby open spaces such as Thurnscoe Park offer green areas for walking and recreation.

Public transport links are a key advantage of this location. Thurnscoe railway station is within easy reach, offering services to Sheffield, Leeds and Doncaster. Typical journey times are around 25–30 minutes to Doncaster and approximately 45–50 minutes to both Sheffield and Leeds, making the property suitable for commuting. Local bus routes also connect Thurnscoe with surrounding villages and towns.

There are primary and secondary schools in the wider area, supporting the property's appeal to families. Road links via the A635 and A1(M) give further access to Barnsley, Rotherham, Doncaster and the wider South Yorkshire region.

Overall, this two double bedroom terraced house for sale in Thurnscoe combines functional living space with accessible transport connections and nearby amenities, presenting an appealing opportunity for a range of buyers.

Lounge 11'8" x 14'8" (3.57 x 4.49)



With a front facing UPVC window, central heating radiator and stairs raising to the first floor accommodation.

Kitchen 11'8" x 8'10" (3.57 x 2.71)



Set beneath the rear 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 integrated appliances to include an automatic washing machine, fridge freezer and electric oven with gas hob above. The kitchen allows space for a dining table and chairs and features UPVC French doors providing access to the rear garden.

WC 4'0" x 4'7" (1.24 x 1.40)



With a two piece suite to include a low flush WC, pedestal hand wash basin and central heating radiator.

Bedroom One 9'11" x 11'8" (3.03 x 3.57)



With a front facing UPVC window and central heating radiator. The room is of double size neutral décor and carpet to the flooring.

Bathroom 4'10" x 7'2" (1.49 x 2.20)



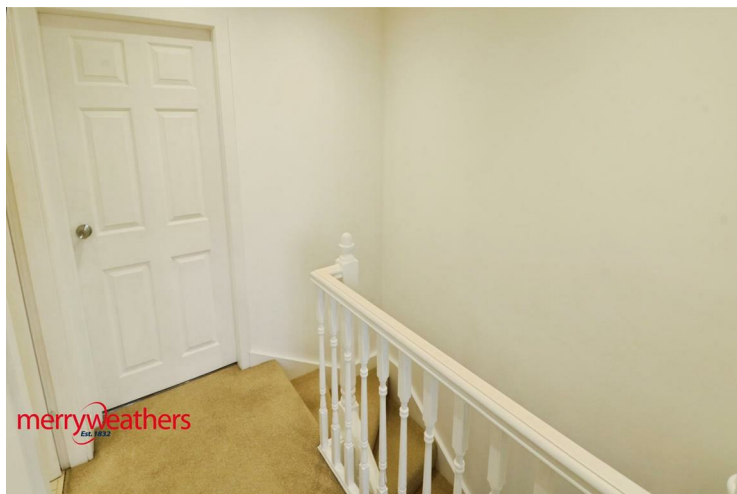
With a three piece suite comprising of a bath with shower above, vanity hand wash basin, low flush WC and central heating radiator.

Bedroom Two 10'5" x 11'10" (3.19 x 3.61)



With a rear facing UPVC window and central heating radiator. The room is of double size neutral décor and carpet to the flooring.

Landing



Front Elevation



To the front of the property is a driveway providing off road parking for one vehicle.

Rear Elevation



The rear of the property features a garden with artificial lawn for low maintenance, secured by a timber fence.

Material Information

Council Tax Band: A

Tenure: Leasehold

Property Type: Mid Town 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: 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

a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

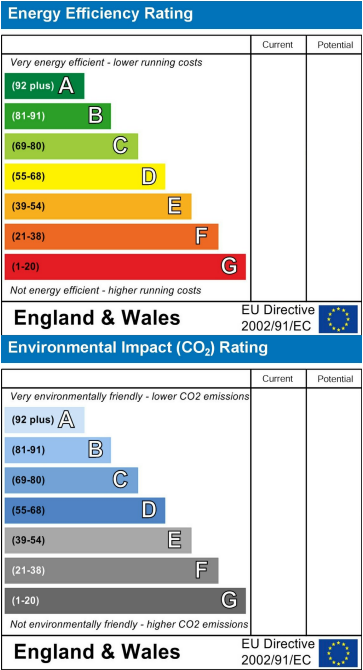


Area Map



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



www.merryweathers.co.uk
Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ
Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk
Offices also at: Rotherham & Mexborough
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

