



## 128 Merrill Road

Thurnscoe, Rotherham, S63 0PP

£160,000

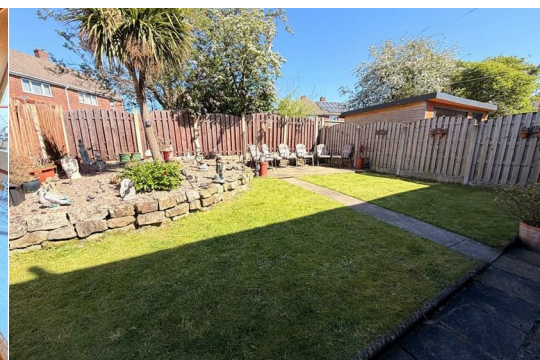


This spacious three-bedroom semi-detached home is situated on the popular Merrill Road in Thurnscoe and would ideally suit those wishing to put their own stamp on a property. However, it has been meticulously maintained by the current owners and benefits from a newly fitted boiler within recent years.

The property offers excellent accommodation throughout, including a lounge, kitchen, and dining room, along with three good-sized bedrooms.

Externally, the home benefits from a driveway providing off-road parking, front and rear gardens, and outbuildings offering a useful utility space with plumbing.

Offered to the market with no vendor chain, this is a fantastic opportunity not to be missed.



## GROUND FLOOR

### ENTRANCE HALL

Accessed via a composite entrance door, the hallway provides useful storage and stairs rising to the first floor landing.

### LOUNGE

A lovely and spacious front-facing lounge boasting a bay-style double glazed window, TV aerial point, and radiator.

### KITCHEN

The kitchen is spacious and open plan with the dining room, fitted with a range of wall and base units with work surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, extractor, fridge, and freezer. There is also a handy pantry space and a rear-facing double glazed window.

### DINING

Benefiting from sliding doors opening onto the rear garden, double doors leading to the dining area, and ample space for a table and chairs.

## FIRST FLOOR

### LANDING

The landing benefits from loft access, a side-facing double glazed window, and useful built-in storage.

### BEDROOM ONE

A spacious bedroom featuring fitted furniture, a front-facing double glazed window, and radiator.

### BEDROOM TWO

A further well-proportioned double bedroom featuring a rear-facing double glazed window and radiator.

### BEDROOM THREE

A good-sized third bedroom with a front-facing double glazed window, fitted storage, and radiator.

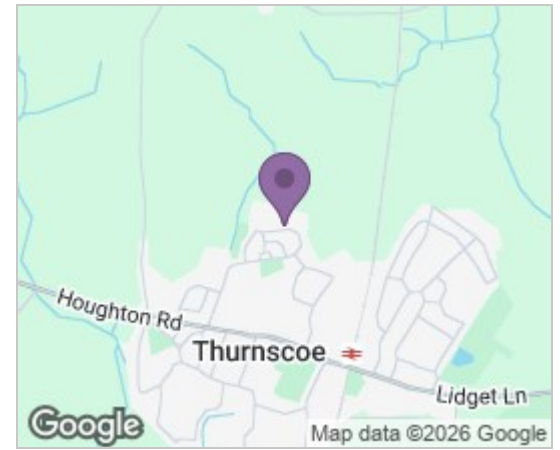
### SHOWER ROOM

Comprising a double walk-in shower, WC, and wash hand basin, complemented by a window with obscure glazing and a radiator.

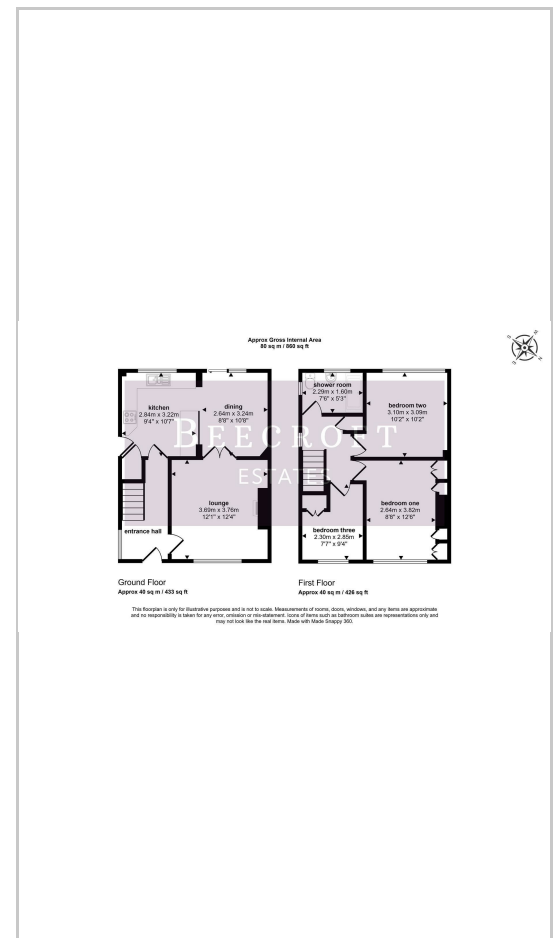
### OUTSIDE

To the front is gated access leading to a block-paved driveway providing off-road parking. There are outbuildings offering plumbing for a washing machine and dryer. To the rear is a lovely sized garden with a lawned area and patio seating space.

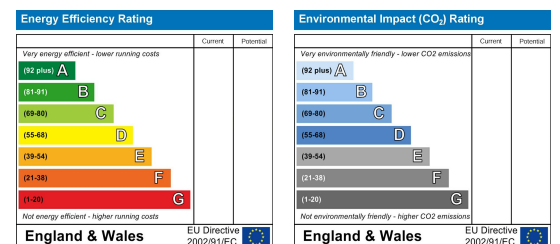
## Area Map



## Floor Plans



## Energy Efficiency Graph



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