



## 10 Beechlea

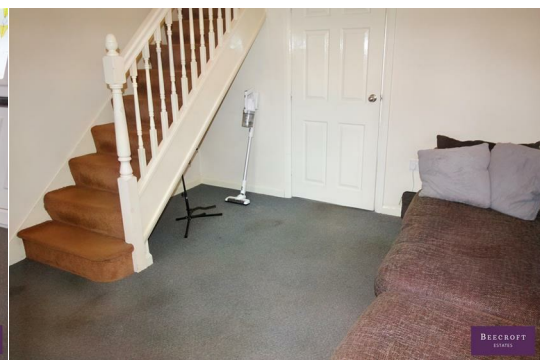
Thurnscoe, Rotherham, S63 0NZ

£109,950



Located on a quiet and relatively new build development in a sought-after village the properties location is one of convenience with nearby shops, school and amenities. The village of Thurnscoe sits centrally within South Yorkshire making this a prime location for anyone commuting daily. The property itself is well presented, minimal and neutral. It will be a brilliant purchase for a first time buyer, single occupier or buy to let investor it really is a property with a very wide audience.

**CALL BEECROFT ESTATES TO BOOK YOUR VIEWING !**



GROUND FLOOR

Entrance

Lounge

A front facing reception room with a double glazed window, radiator and stairs which rise to the first floor landing.

Breakfast Kitchen

A range of wall and base units, worktop surface over incorporates the sink unit with mixer tap, integrated oven with gas hob and extractor, washing machien and fridge freezer. French style doors lead to the rear garden, double glazed window and radiator.

Downstairs WC

A two piece suite.

FIRST FLOOR

Bedroom One

A front facing double bedroom with radiator.

Bedroom Two

A rear facing double bedroom with radiator.

Bathroom

A three piece suite.

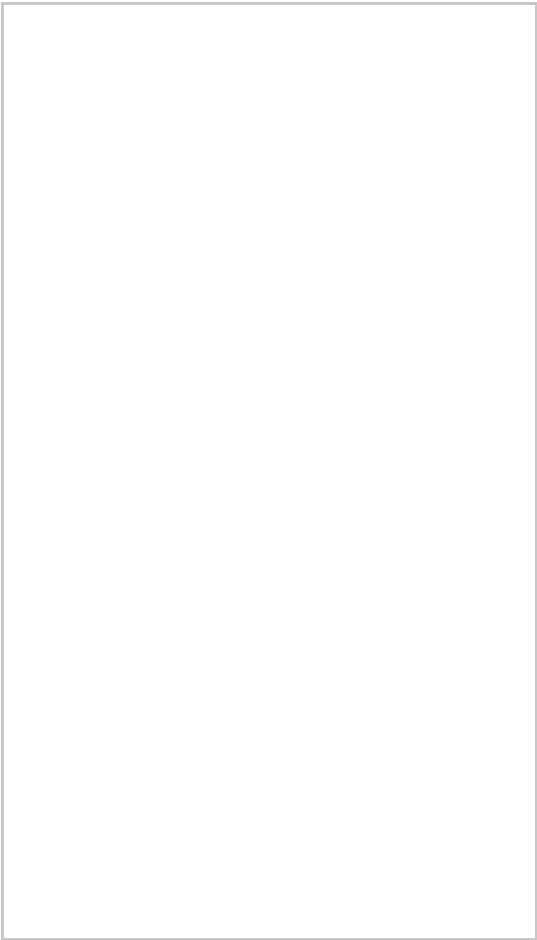
OUTSIDE

A driveway providing off road parking to the front and to the rear is a enclosed garden mainly laid to lawn.

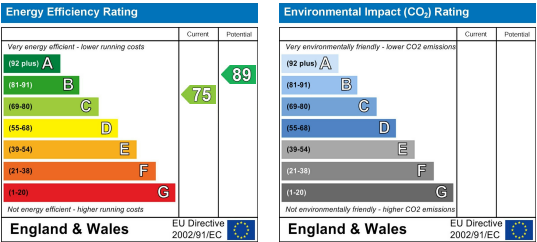
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.