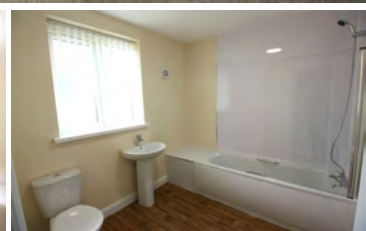
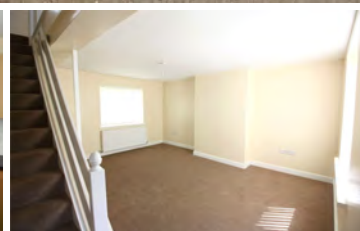
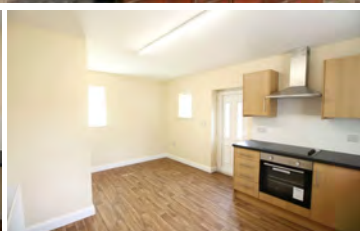


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BECROFT ESTATES



GRANGE CRESCENT, THURNSCOE

£75,000

****NO ONWARD CHAIN**** Set on a generous plot, this recently refurbished two bedroom semi detached property has a great deal to offer a prospective purchaser including modern kitchen & bathroom, off street parking and large rear garden. EPC Rating D

- TWO BEDROOM SEMI DETACHED
- FULLY REFURBISHED
- MODERN KITCHEN & BATHROOM
- GENEROUS PLOT
- OFF STREET PARKING
- LARGE REAR GARDEN

Ground Floor

Lounge

4.87m x 3.43m (16' x 11' 3") Excluding Stairs
A spacious reception room with double glazed windows to both front & rear elevation allowing for a great deal of light. It is accessed from the front elevation via PVCu door with open staircase rising to first floor opposite.

Dining Kitchen

4.91m x 3.20m (16' 1" x 10' 6") Max
Enjoying a range of newly fitted oak effect wall and base units with roll edge work surface over, which in turn incorporates a stainless steel sink with mixer tap. Integrated appliances include an electric oven with four ring electric hob mounted to work surface over, there is also a stainless steel extractor hood. The room further benefits from ceramic tile over the work surface, and a pair of double glazed windows to both the rear and side elevation, there is a full height storage cupboard with internal door.

First Floor

Landing

Giving access to all first floor rooms, there is a double glazed window overlooking the rear garden.

Bedroom One

4.89m x 3.24m (16' 1" x 10' 8")
A large double bedroom with double glazed window to both front and rear aspects.

Bathroom

Enjoying a modern white suite comprising low flush WC, wash basin and bath with mains fed shower unit over. There is a modern water resistant cladding surrounding the bath and a

frosted double glazed window to the rear elevation.

Bedroom Two

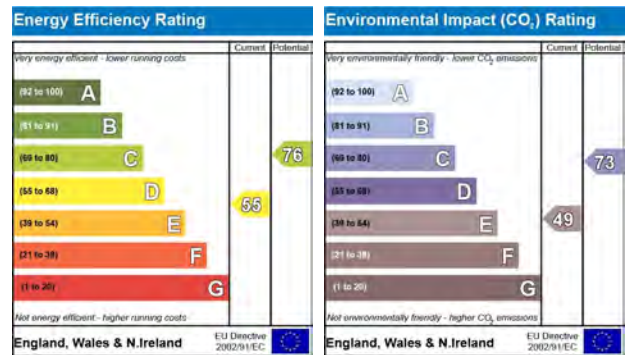
2.53m x 4.53m (8' 4" x 14' 10") Max
A front facing single bedroom with a pair of double glazed windows and a shallow full height storage unit with internal door.

Exterior

Front & Rear

To the rear the property benefits from a surprisingly large rear garden, which may be turfed prior to completion by separate negotiation. It is fully enclosed with six foot fencing to all boundaries.

To the front the property has a large separation garden with low stone wall abutting the street, there is off street parking for one vehicle which could be expanded to provide further parking if necessary.



These plans are intended to provide 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.