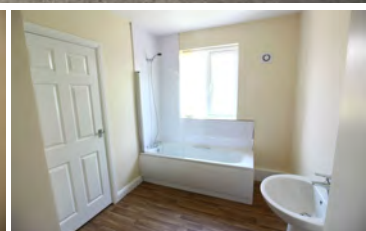
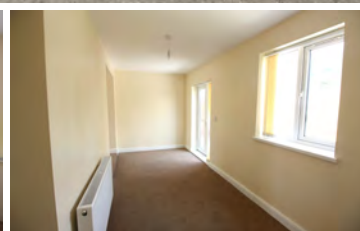
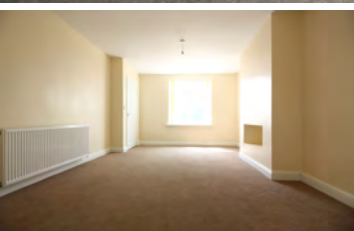


40 Main Street
Mexborough
S64 9DU

Telephone:
01709794677
Website:
www.becroftestates.co.uk



BECROFT ESTATES



GRANGE CRESCENT, THURNSCOE

£85,000

****NO ONWARD CHAIN**** Recently refurbished & surprisingly spacious being extended to the rear, this three bedroom semi detached property is ideal for a first time buyer or family purchaser. Call today to book your viewing! EPC Rating D

- THREE BEDROOM SEMI
- RECENTLY REFURBISHED
- EXTENDED TO REAR
- OFF STREET PARKING
- GARDEN TO THREE SIDES
- MUST BE VIEWED

Ground Floor

Porch & Hall

Set in a brick built extension with pitched roof and providing a convenient area for coats & shoes. There is a PVCu door giving access from the front elevation and stairs rising to the first floor.

Lounge

4.91m x 3.14m (16' 1" x 10' 4")

A spacious reception room enjoying an open plan aspect with the dining area. There is a double glazed window to the front elevation.

Dining Area

2.10m x 5.01m (6' 11" x 16' 5")

An adaptable space with French doors opening onto the rear garden and a further double glazed window set to the rear elevation. There is a full height storage cupboard which runs below the stairs.

Kitchen

3.06m x 3.13m (10' x 10' 3")

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 double glazed window to the front elevation.

Bathroom

4.02m x 2.19m (13' 2" x 7' 2")

An unusually spacious ground floor bathroom having a great deal of floor space. The suite is comprised of a low flush WC, washbasin and bath with shower over, there is a full height storage cupboard which accommodates a newly fitted combination boiler.



GROUND FLOOR
APPROX. FLOOR
AREA 148 SQ FT
(13.8 SQ M)

GRANGE CRESCENT, THURROCK
TOTAL APPROX. FLOOR AREA 968 SQ FT (89.8 SQ M)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.
Made with Metagon 12/19

First Floor

Landing

Giving access to all first floor rooms and having double glazed window overlooking the rear garden.

Bedroom One

3.30m x 3.13m (10' 10" x 10' 3")

A front facing double bedroom with double glazed window.

WC

Currently having a newly fitted white WC and wash basin, it is our opinion that a shower unit could be fitted to this room if desired.

Bedroom Two

2.42m x 4.56m (7' 11" x 15') Max

A front facing single bedroom with a pair of double glazed windows.

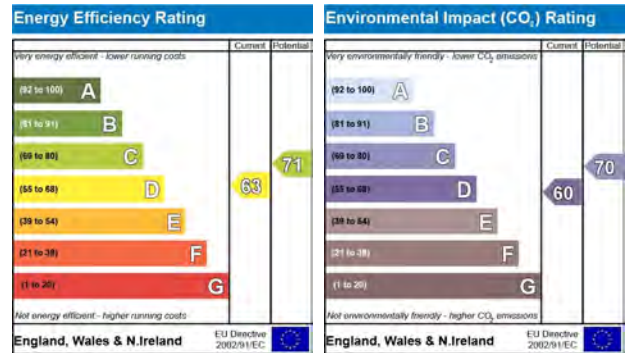
Bedroom Three

2.39m x 2.56m (7' 10" x 8' 5")

A rear facing single bedroom with double glazed window.

Exterior

Front & Rear



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.