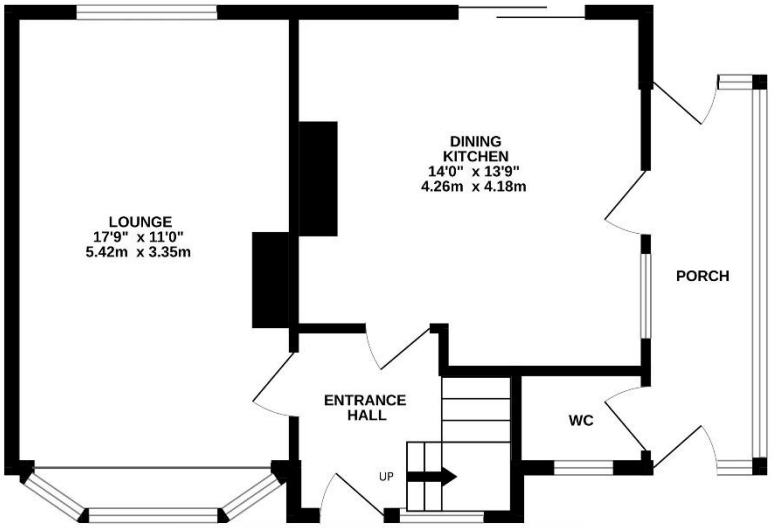
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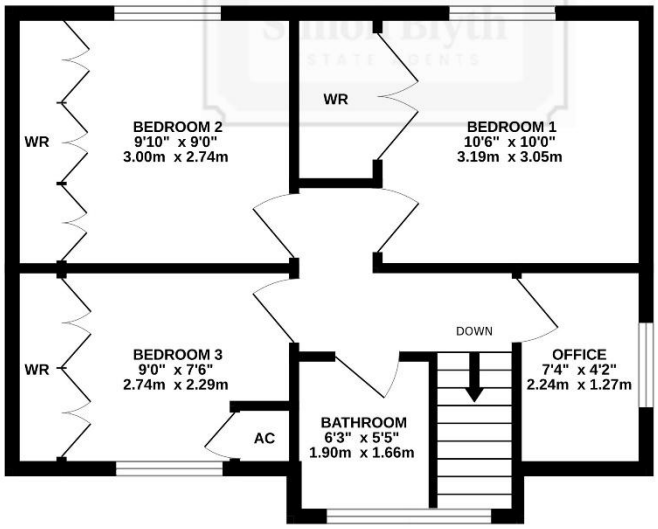



# 193 Houghton Road, Thurnscoe, Rotherham, S63 0SA

GROUND FLOOR




1ST FLOOR




HOUGHTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# PROPERTY DESCRIPTION

THIS PROPERTY IS BEING BROUGHT TO THE MARKET WITH NO UPPER VENDOR CHAIN, IN NEED OF REFURBISHMENT THROUGHOUT THIS PROPERTY COMES WITH PLENTY OF RECEPTION SPACE AND THREE GENEROUS SIZED BEDROOMS AS WELL AS OFF-STREET PARKING AND OUTDOOR SPACE. SITUATED ON THE EDGE OF THURNSCOE WITH ACCESS TO RURAL WALKS BUT ALSO LOCAL AMENITIES AND COMMUTER LINKS. THIS IS A MUST SEE PROPERTY FOR A VARIETY OF BUYERS.

The property briefly comprises of, to the ground floor: dining kitchen, lounge, porch and W.C. To the first floor: three generous sized bedrooms, office and bathroom. To the front: off-street parking, garage and borders with mature shrubs and bushes. To the rear: paved patio, borders with mature shrubs and bushes, vegetable garden and coal bunker.

**Offers Around £130,000**

## GROUND FLOOR

### ENTRANCE HALL:

Entrance is gained via uPVC door with inset opaque glass panels into entrance hallway. A generous sized hallway with space for freestanding furniture including coats and shoes. There is a ceiling light point, central heating radiator, understairs storage, uPVC double glazed window to the front of the property, stairs leading to the first-floor landing and doors leading through to the following rooms:

### DINING KITCHEN:

*Measurements – 14'0" x 13'9" (4.26m x 4.18m)*

With a range of wall and base units with laminate worktops over and tiled splashback. There is a four-ring electric hob with glass and stainless-steel chimney style extractor fan over and integrated oven and grill below. There is a single stainless-steel basin sink with stainless steel mixer tap over, plumbing for a washing machine, space for further free-standing appliances as well as furniture. The main feature of the room is the Rayburn supreme range cooker with farmhouse style tiling surround, set within the chimney breast with built-in storage to each side within the alcoves. There is ceiling light point, central heating radiator, sliding uPVC double glazed patio doors leading to the rear of the property, a uPVC double glazed window to the side of the property and a wooden door with inset opaque glass panels leading to side porch.





## SIDE PORCH:

A useful addition to the property with a uPVC door with inset opaque glass panels leading to both the front and rear of the property, there are uPVC windows to side overlooking the gardens and countryside beyond. From here we can access the downstairs w.c.

## DOWNSTAIRS W.C.

Comprising of a one-piece suite in grey with close coupled w.c. and uPVC double glazed opaque window to front of the property. There is also a wall mounted light.

## LOUNGE:

*Measurements – 17'9" x 11'0" (5.42m x 3.35m)*

This is accessed from the entrance hallway and is of a generous size. There is space for a three-piece suite and further freestanding furniture, the main focal point of the room is the coal fire with marble surround and hearth and wooden mantel piece. There is ceiling light point with integrated fan, coving to the ceiling, picture rail, two central heating radiators, uPVC double glazed window to rear and uPVC double glazed bow window to front.



## FIRST FLOOR

### FIRST FLOOR LANDING:
Access from the entrance hallway, there is ceiling light point and doors leading through to the following rooms:

### BEDROOM ONE:
*Measurements – 10'6" x 10'0" (3.19m x 3.05m)*
A rear facing double bedroom with built-in wardrobes, ceiling light point, central heating radiator and uPVC double glazed window.



### BEDROOM TWO:
*Measurements – 9'10" x 9'0" (3.00m x 2.74m)*
A further double bedroom with built-in wardrobe and drawers, ceiling light point, central heating radiator and uPVC double glazed window overlooking the rear of the property.



## BEDROOM THREE:

*Measurements – 9'0" x 7'6" (2.74m x 2.29m)*

A generous sized bedroom with built-in wardrobes and airing cupboard, ceiling light point, central heating radiator and uPVC double glazed window to front of the property.



## OFFICE:

*Measurements – 7'4" x 4'2" (2.24m x 1.27m)*

A useful addition to the property with built-in worktop and shelving which can be removed. There is loft access, central heating radiator, ceiling light and uPVC double glazed window to side of the property.



## BATHROOM:

*Measurements – 6'3" x 5'5" (1.90m x 1.66m)*

Comprising of a three-piece suite in white with close coupled w.c., pedestal hand basin with stainless steel mixer tap over and bath with electric Mira sport shower over. There is ceiling light point, central heating radiator, uPVC double glazed opaque window and tiling to walls.

## OUTSIDE

### FRONT EXTERNAL

To the front of the property is a brick wall with wrought iron gates leading through to paved driveway which leads to a garage to the rear. To the front and side are mature borders with a selection of plants, shrubs and bushes.

### REAR EXTERNAL:

To the rear of the property there is a paved patio area with a brick-built coal bunker, there is further hardstanding with greenhouse. There are borders with mature shrubs and bushes and a further vegetable garden. To the exterior of the property there is a security light and outside tap.



## ADDITIONAL INFORMATION

EPC rating - TBC
Property tenure – Freehold
Local authority – Barnsley Metropolitan Borough Council
Council tax band – A

### BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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**OFFICE OPENING TIME**
**7 DAYS A WEEK**
Monday to Friday - 8.45 to 17:30
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Details printed 11/11/2026

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