



Gurth Drive Thurcroft Rotherham S66 9QJ

Guide Price £150,000 to £160,000



- Fabulous Three Bedroom Semi-Detached Home
- Popular Location with a Host of Amenities all Close-By
- Well Maintained and Beautifully Appointed Throughout
- Stylish Fitted Kitchen in a Grey Gloss Finish with Integral Cooking Appliances and Dishwasher
- Ideal First Time Buyer or Family Purchase
- Inc Primary Schools, Shops, Transport Links, Doctors Surgery and Dentist
- Open Plan Lounge Diner with rear French Doors
- Generous Enclosed Rear Garden

Guide Price £150,000 to £160,000 - Situated in a popular residential area of Thurcroft, within easy reach of local amenities and transport links into Rotherham, this beautifully appointed three-bedroom semi-detached property offers stylish, ready-to-move-into accommodation ideal for first-time buyers, growing families, or downsizers alike.

This attractive home has been well-maintained and is beautifully appointed throughout blending modern finishes with practical family living space. With a welcoming interior and well-proportioned rooms throughout, the property briefly comprises of an entrance hallway, an OPEN PLAN Lounge Diner which enjoys natural light from both a front window and rear French doors, enjoys views into the garden, and for those wintry cold night it also benefits from a cast iron multi-fuel burning stove.

The Kitchen is appointed a stylish range of modern wall, base and drawer units in a smart grey gloss finish with integrated appliances including a mid-level AEG cooker and separate AEG microwave cooker, a four ring induction hob and feature extractor fan above. There is also a built-in Zanussi Dishwasher and plumbing to one side for a washing machine and dryer in an area dedicated as a Utility area.

The first floor has three ample sized bedrooms and a modern family Bathroom in a white finish.

Externally it comes with parking space to the front and has a generous privately enclosed garden to the rear which is predominantly laid to lawn with a patio seating area to the house.

Gurth Drive is positioned within the sought-after village of Thurcroft, offering a range of local shops, schools, and amenities. The property is well placed for access to the M1 motorway, making it ideal for commuters travelling to Sheffield, Rotherham, and beyond. **VIEWING ADVISED**

Note: The property is built to a non-standard construction, we would advise that you seek mortgage advice at an early opportunity - Bartons offer a FREE mortgage advice service to assist prospective buys - ask for details.





GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.

DynamicsPDF Renderer v2.0 (evaluation: www.DynamicsPDF.com)

[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

3, Gurth Drive Thurcroft ROTHERHAM S66 9QJ	Energy rating	Valid until:	6 January 2030
	D	Certificate number:	017429-6350-9863-3202

Property type: Semi-detached house

Total floor area: 79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.

While 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 errors, omissions or mis-statements. 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.
 Made with Metropix C2025



FREE Property Valuation & Appraisal We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: www.bartons-net.co.uk

Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**