

Details as provided by the vendor



## **74 Oak Road, Thurnscoe**

**A stunning and deceptively spacious three bedroom three storey town house situated in a great position within this modern development. This beautifully presented home boasts an upgraded high gloss kitchen dining room with appliances, rear facing lounge opening to a landscaped rear garden, two bedrooms, dressing area and family bathroom to the first floor, and a wonderful master bedroom with ensuite to the second floor.**

**There is off road parking and landscaped gardens.**

**Asking Price Of £115,000**

**Viewing**

By appointment only

A beautifully presented and much improved three bedroom, three storey mid town house offering superb living accommodation with landscaped gardens.

This stunning property will not fail to impress and boasts a gorgeous high gloss kitchen dining room with a range of appliances, attractive rear facing lounge looking out onto the landscaped garden, ground floor w.c., two first floor double bedrooms, dressing area and family bathroom, and a luxury master bedroom to the second floor with ensuite, and off road parking.

The property may suit a young family wanting a wonderful ready to move in home which briefly comprises of: entrance hall, ground floor cloakroom, kitchen dining room, lounge, first floor landing, two bedrooms, family bathroom, dressing area; second floor stairs and large master bedroom with ensuite.

Outside the property offers off road parking with loose slate borders full of shrubs and shaped trees. The rear garden is fully enclosed and looks stunning with decorative loose stone and slate with stepping stones leading to a useful garden shed. Having well stocked borders and outdoor lighting.

VIEWING RECOMMENDED VIA THE SELLING AGENTS

#### GENERAL SITUATION AND DIRECTIONS

Thurnscoe has an excellent range of shops, supermarkets and amenities, with local schools within walking distance. There is good access to the A1(M) at Marr, opening up many other regions within comfortable commuting distance.

Travelling on the A635 between Marr and Goldthorpe, take the turning onto Lidget Lane in Hickleton. Continue down Lidget Lane through Thurnscoe, passing under the railway line and over two mini roundabouts. Then take the third right turn onto School Street and then the second major right turn onto Oak Road. Follow along Oak Road and around the left hand bend, and the property is on the right hand side.

#### ACCOMMODATION

An attractive black composite style door with obscure double glazed panels and storm porch over leads to the entrance hall.

#### ENTRANCE HALL

Having stairs rising to the first floor and two gloss white four panel doors open to the ground floor cloakroom and kitchen dining room.

#### CLOAKROOM

This useful room is situated just off the entrance hall and comes very well presented with a low flush w.c., matching hand wash basin with pedestal, chrome mixer tap and splash back tiles. There is a central heating radiator with thermostat control and an extractor fan.



### KITCHEN DINING ROOM

13' 8" x 11' 6" (4.17m x 3.51m) An upgraded and beautifully presented kitchen dining room finished with high gloss wall and base units with contrasting Oak style worktops, up risers and stylish ceramic wall tiles. There are a host of integrated appliances to include an electric oven, four ring electric hob with built in extractor fan, dishwasher and washing machine, and a fridge freezer. Stainless steel one and a half bowl sink positioned with a pleasant outlook through a upvc double glazed window, plenty of power sockets, a double panel central heating radiator, space for a dining table, and a gloss white four panel door opens to the lounge.



### KITCHEN DINING ROOM



### LOUNGE

14' 3" x 11' 4" (4.34m x 3.45m) A well presented lounge benefiting from upvc double glazed French doors opening to a seating area and rear garden. There are plenty of power sockets, t.v. aerial point, double panel central heating radiator and a useful storage cupboard.

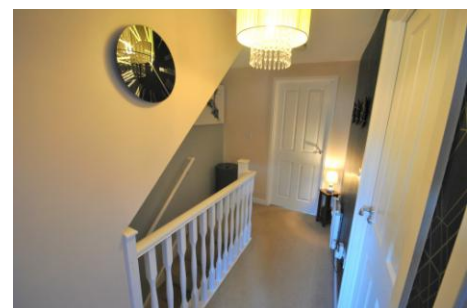


### LOUNGE



### FIRST FLOOR LANDING

Stairs rise to the first floor landing with gloss white handrails and spindles. Having excellent decoration with four panel gloss white doors opening to two bedrooms, family bathroom, and a dressing area, with staircase to the second floor.



### **BEDROOM 1**

14' 8" x 9' 5" (4.47m x 2.87m) (Maximum measurements)

A rear facing double bedroom having a pleasant view through a upvc double glazed window. This attractive room has various power sockets, central heating radiator and extra space for furniture.



### **BEDROOM 1**



### **BEDROOM 2**

9' 11" x 8' 0" (3.02m x 2.44m) A front facing double bedroom, currently used as a games room, with a upvc double glazed window, various power sockets, and a central heating radiator with thermostat control.



### **FAMILY BATHROOM**

Having a white 3 piece suite incorporating a bath with chrome fittings and shower over, hand wash basin with pedestal and chrome mixer tap, and low flush w.c. There is a central heating radiator, extractor fan, and nicely presented with gloss white splash back wall tiles.



### **DRESSING ROOM AND SECOND FLOOR STAIRCASE**

A useful area at the bottom of the master bedrooms staircase, which could have a number of uses. Currently used as a dressing area with a front facing upvc double glazed window, power socket and a central heating radiator.



### **MASTER BEDROOM**

19' 3" x 14' 9" (5.87m x 4.5m) (Maximum measurement)

A stunning and beautifully presented third floor master bedroom offering a spacious living area, with a front facing upvc double glazed dormer window, various power sockets, t.v. aerial point, central heating radiator and a door leads to the ensuite.





## MASTER BEDROOM



## ENSUITE

A well presented room having a corner shower with chrome fittings and attractive wall tiles, hand wash basin with pedestal and chrome mixer tap, and matching low flush w.c. There is a central heating radiator with thermostat control and a Keylite roof window. There is also a useful large storage cupboard.



## OUTSIDE

The property sits in a very attractive position with a landscaped front garden having a tarmac driveway offering parking with slabbed pathways leading to the main entrance, having loose slate borders with low growing shrubs and shaped trees for ease of maintenance.

## REAR GARDENS

The landscaped rear garden is fully enclosed and would be superb for entertaining. Having stepping stones leading through decorative loose stone and slate with barked borders with established trees and shrubs. This lovely garden also benefits from a raised garden shed and outdoor lighting.



## REAR GARDENS



## REAR GARDENS



## REAR



DATED - 13/01/2020

### DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

### OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.









