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3 Hanover Square, Thurnscoe, Rotherham, South Yorkshire S63 0DU

**Guide price\* £37,000+**



**A three bedroom semi-detached home requiring cosmetic improvement but ideal for the landlord or buy to let investor.**

#### Location

Thurnscoe Village is well served by local transport links to the M1 and M18, great bus and road routes and this includes a train station which offers direct access to Leeds and Sheffield. Thurnscoe is ideally suited for access to all the new Dearne Valley employment sites as well as Rotherham, Sheffield, Doncaster. The property is also within easy reach are local amenities such as Thurnscoe Business Park, Phoenix Park and Thurnscoe Reservoir plus shops and facilities.

#### Description

A three bedroom semi-detached home having the benefit of gas central heating, UPVC double glazing, off road parking and is available

vacant. The property requires cosmetic improvement and will suit the landlord, buy to let investor or property professional. There are front and rear gardens.

#### Accommodation

**Ground Floor** Hall, WC, kitchen with some fitted units, lounge.

**First Floor** Three bedrooms and a bathroom/WC in white.

**Outside** To the front of the property is lawned garden and driveway providing off road parking. To the rear is an enclosed lawned garden and decked area.

#### Tenure

tbc

#### EPC

Energy Efficiency Rating E

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

Plans shown are for information only and are not to scale.

#### Viewing

Strictly by appointment with joint agent Blundells Doncaster 01302 510140 For any other enquiries please call the auction team on 0114 254 1185

