



6 Primrose Road

Thurnscoe, Rotherham, S63 0EZ

Guide price £195,000



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Nestled on the charming Primrose Road in Thurnscoe, Rotherham, this delightful house presents an excellent opportunity for those seeking a modern and comfortable home. The property boasts a beautifully landscaped garden, perfect for enjoying the outdoors or entertaining guests during the warmer months.

Inside, the house is modern throughout, offering a fresh and inviting atmosphere. The well-designed layout includes a convenient downstairs WC, adding to the practicality of the living space.

For those with vehicles, the property features two off-road parking spaces, ensuring that parking is never a concern. Additionally, the location is highly advantageous, being close to local shops, making daily errands and leisure activities easily accessible.

This property is ideal for families or individuals looking for a stylish home in a friendly community. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

****Agents Note****

In accordance with the Money Laundering Regulations, all estate agents are legally required to verify the identity of purchasers before a property transaction can proceed. As part of this process, all purchasers will be required to complete an electronic Identity and Anti-Money Laundering (AML) check. A fee is payable for this service.

Bathroom

This well-appointed bathroom features a bath with a centrally mounted mixer tap, complemented by a white basin and toilet. The walls are tiled halfway up with white tiles, creating a fresh and bright feel. Above the bath, diamond-shaped mirrors add a modern decorative touch against a muted green painted wall section. A small window provides natural light, while the floor is finished with a wood-effect vinyl that extends the contemporary look.

Landing

The landing is a simple, bright space with light-coloured walls and carpet flooring that continues from the staircase. A wooden handrail tops white spindles, and a set of doors leads into the bedrooms and bathroom. Natural light filters through from the rooms beyond, creating an inviting atmosphere.

Bedroom 1 with Ensuite

The main bedroom has space for a bed and a mirrored wardrobe providing ample storage. The window allows plenty of daylight to fill the room, and soft carpeting underfoot adds warmth. Neutral wall tones keep the room feeling light and airy. An ensuite bathroom is fitted with a white basin and toilet, with a window to the side for ventilation and natural light.

Bedroom 2

This second bedroom is bright and cosy, featuring a small single bed and a wardrobe for storage. The walls are painted in a soft neutral colour, and a single window provides natural light. The carpeted floor adds warmth to the room, making it suitable for a child's bedroom or guest room.

Kitchen/Dining Room

The kitchen/dining area is a modern and practical space with white

cabinetry and a mix of work surfaces. The kitchen includes an integrated oven and gas hob, with tiled splashbacks in a classic white subway style. A wood-effect vinyl floor extends through the area, which also houses a dining table with chairs. A window above the sink fills the room with natural light, and an internal door leads to the adjoining living room.

Living Room

The living room is a spacious, light-filled room featuring neutral decor and carpeted flooring, creating a warm and inviting atmosphere. French doors open out to the rear garden, bringing in natural light and offering a seamless connection to the outdoor space. There is ample room for seating and entertainment, making it a comfortable family space.

WC

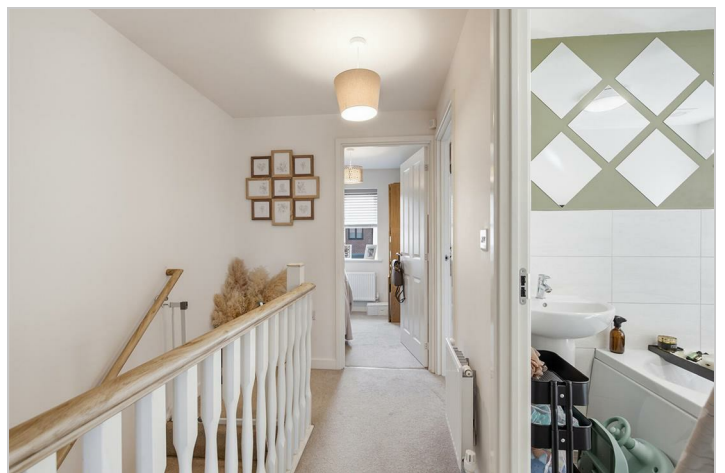
WC and basin.

Rear Garden

The rear garden is well-maintained and enclosed, featuring a neat lawn bordered by planting beds filled with colourful flowers and shrubs. A paved patio area close to the house offers space for outdoor seating and entertaining. There is also a garden shed for storage, and a small paved path runs alongside the lawn. The garden enjoys a private, tranquil feel with wooden fencing on all sides.

Front Exterior

The front exterior shows a modern semi-detached house with a light brick facade and a tiled roof. Black-framed windows and front doors add a contemporary touch. The paved driveway provides off-street parking for two vehicles and there is minimal planting with hanging baskets flanking the front doors, enhancing the kerb appeal.



Road Map



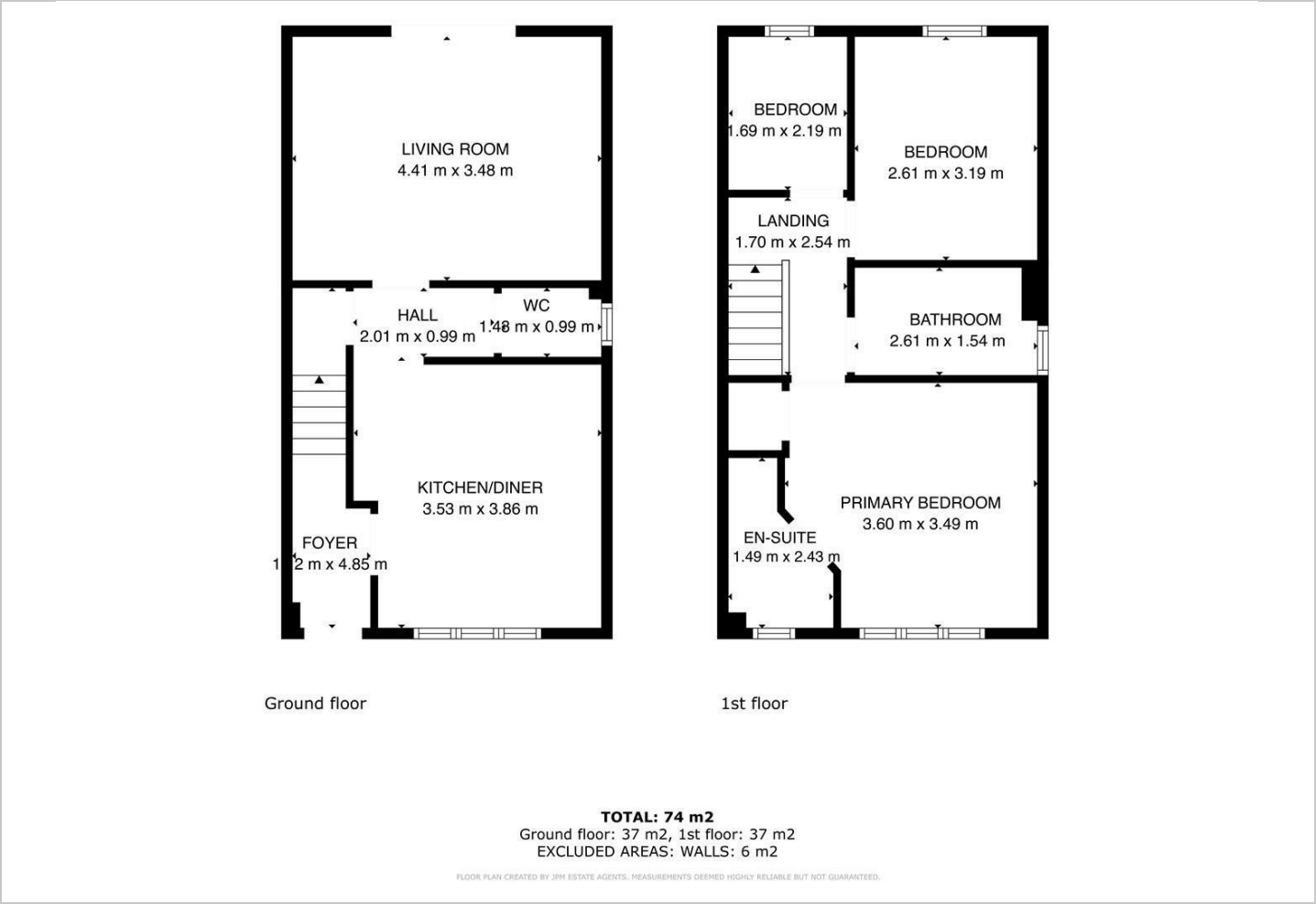
Hybrid Map



Terrain Map



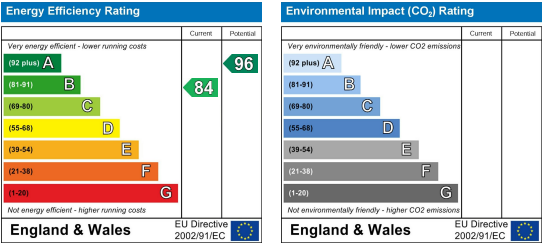
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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