



High Street

Goldthorpe, Rotherham, S63 9DG

Guide Price £130,000 - £140,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- UTILITY ROOM
- GOOD COMMUTE LOCATION
- EPC RATING: D
- NEWLY DECORATED
- DOWNSTAIRS WC
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

High Street

Goldthorpe, Rotherham, S63 9DG

Guide Price £130,000 - £140,000



Guide Price of £130,000 - £140,000

Nestled in the heart of Goldthorpe, Rotherham, this charming three-bedroom semi-detached home offers an ideal blend of comfort and convenience. Perfectly situated on the High Street, it boasts excellent transport links, making commuting a breeze for busy professionals and families alike.

Recently adorned with fresh decorations and a new roof installed just last year, this property is ready for you to move in and make it your own. The inviting entrance leads you into a spacious lounge, where open doorways seamlessly connect to the dining room and kitchen, creating a warm and welcoming atmosphere for family gatherings and entertaining guests. The kitchen is practical and functional, leading to a utility room that provides additional storage and convenience, along with a downstairs WC for added ease.

As you ascend to the first floor, you will find three generously sized bedrooms, each featuring newly laid carpets that add a touch of modern elegance. The family bathroom is well-appointed, providing a comfortable space for relaxation. Extra bonus of a fully boarded and carpeted loft space with power and lighting making an extra space to be used as you wish, having pull down ladders.

Outside, the property boasts an enclosed front garden area, complete with a newly laid lawn, offering a delightful area for outdoor enjoyment or simply soaking up the sun. This home is not only a wonderful place to live but also a fantastic opportunity for those seeking a property in a vibrant community.

In summary, this semi-detached house on High Street is a perfect choice for anyone looking for a well-maintained home in a prime location. With its modern updates and spacious layout, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.

LOUNGE

17'6" x 12'4" (5.33m x 3.76m)

Stepping through a white uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space, having a front facing large uPVC half bay window filling the room with natural light making this the perfect design for the principle reception room. Newly decorated with brand new carpet flooring, wall mounted radiator with telephone point and ariel point in place. Further open doorways leading to Kitchen and Dining Room with stairs rising to the first floor.

KITCHEN

8' x 15'5" (2.44m x 4.70m)

You really appreciate the added benefits created by this brilliant, exquisite kitchen. Being well designed, benefiting with high end appliances and vinyl flooring. The kitchen consists of wall and base units adding plenty of storage with complimentary work surface over, stainless steel sink with drainer and matching mixer tap, integrated electric oven and four ring electric hob. UPVC window to the side with handy storage cupboard housing the combi boiler and further open doorway leading into the Utility Room.

DINING ROOM

8'9" x 12" (2.67m x 3.66m)

Beautifully designed dining area with uPVC window looking out into the rear garden. Matching carpet flooring as living area. Comprising of wall mounted radiator with plenty of space for a dining table and chairs. Further open doors leading straight into the kitchen area creating the perfect space for entertaining family and friends.

UTILITY ROOM

8' x 4'9" (2.44m x 1.45m)

Added benefit to the property having work surface and space for washing machine and dryer. UPVC window with UPVC door leading to rear yard and further door leading to downstairs WC.

DOWNSTAIRS WC

8' x 2'8" (2.44m x 0.81m)

A handy addition to any busy household, comprising low flush wc and wall mounted wash hand basin.

Tiled flooring with wall mounted radiator and frosted uPVC window to the rear elevation.

LANDING

From the spacious landing doorways lead to all three bedrooms and family bathroom. With freshly painted walls, newly fitted carpet and uPVC window to the side elevation. Access to the loft can be gained having carpet flooring and lighting.

BEDROOM ONE

10'7" x 12'3" (3.23m x 3.73m)

A sumptuous large master bedroom dazzling with fresh neutral décor. Having new carpet flooring, wall mounted radiator and uPVC window to the front elevation. Plenty of space for bedroom furniture.

BEDROOM TWO

9' x 12'2" (2.74m x 3.71m)

A further good sized bedroom benefiting from newly laid carpet flooring. Comprising of wall mounted radiator, neutral décor and uPVC window to the rear elevation.

BEDROOM THREE

8'1" x 9'1" (2.46m x 2.77m)

A single bedroom having newly laid carpet flooring, neutral décor, wall mounted radiator and uPVC window to the rear.

BATHROOM

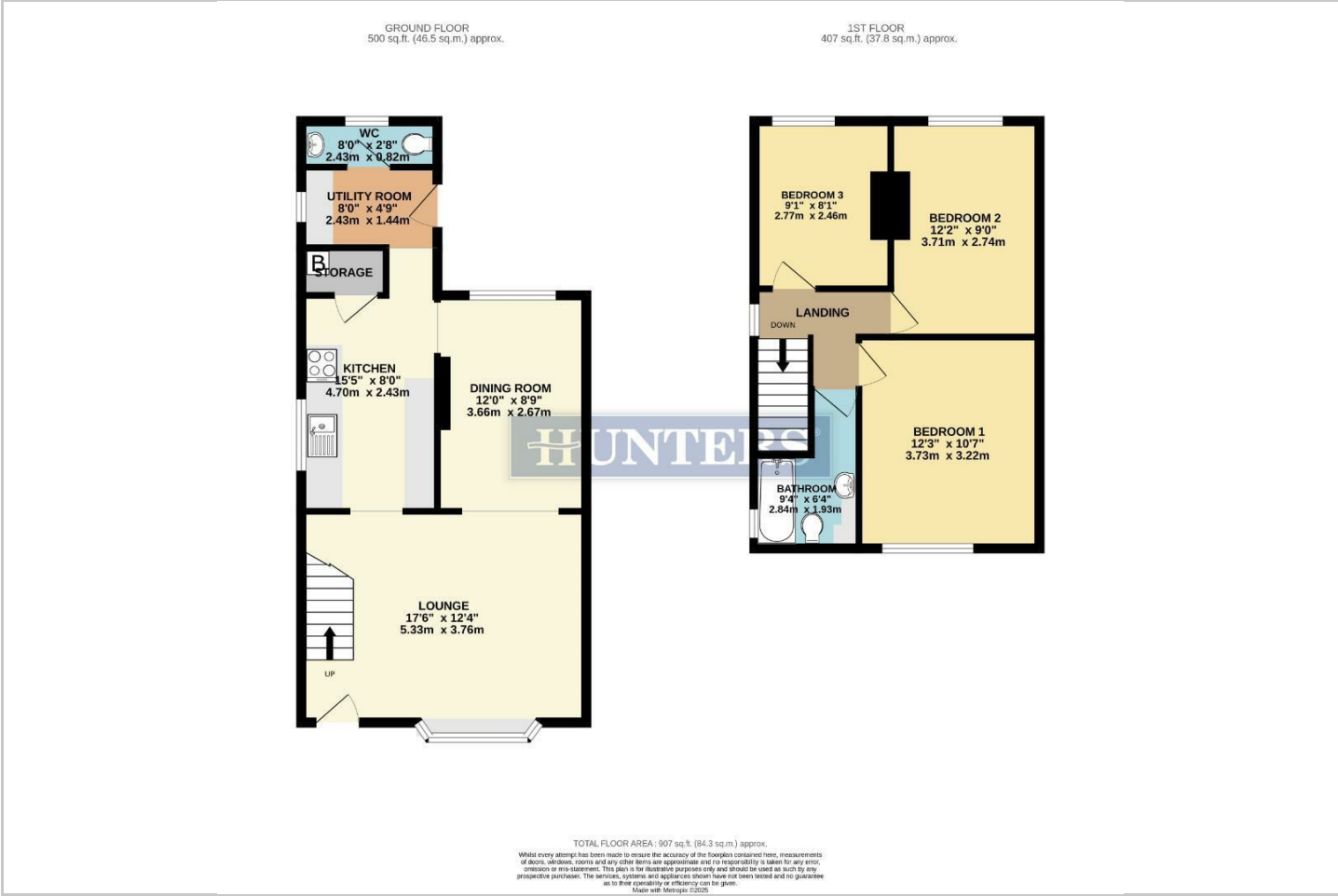
6'4" x 9'4" (1.93m x 2.84m)

An elegant bathroom, partially tiled walls in serene, earthy tones, fitted with three piece suite. Comprising of three piece white suite with panelled bath with manual shower, white ceramic sink, low flush WC, wall mounted and uPVC frosted window.

EXTERIOR

The front of the property has great kerb appeal, benefiting of newly laid lawn with stairs and pathway leading to the front entrance door. To the rear of the property is an enclosed low maintenance enclosed rear yard.

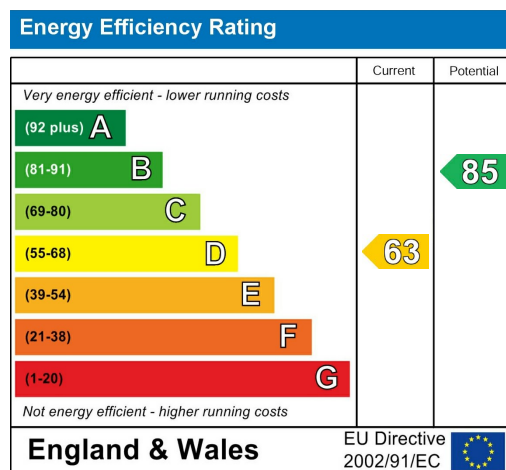
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
<https://www.hunters.com>

