



Lockwood Road

Goldthorpe, Rotherham, S63 9JY

Guide Price £80,000 - £90,000



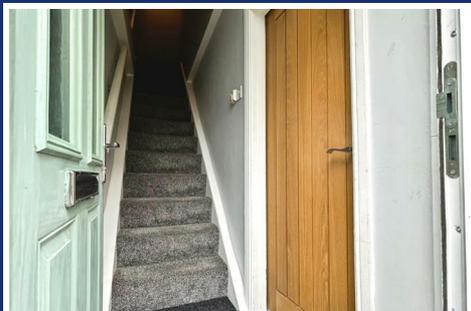
- TWO BEDROOM END TERRACE
- FULLY REFURBISHED IN LAST COUPLE OF YEARS
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES, GOOD COMMUTE LOCATION
- EPC RATING D

- NO UPWARD CHAIN
- DETACHED GARAGE
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on Lockwood Road in the charming area of Goldthorpe, Rotherham, this delightful two-bedroom end terrace house presents an excellent opportunity for first-time buyers and investors alike. Having undergone a comprehensive refurbishment in recent years, the property boasts modern fixtures and fittings that enhance its appeal.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The generous dimensions throughout the home create a welcoming atmosphere, making it perfect for both comfortable living and hosting guests. The property features two well-appointed bathrooms, ensuring convenience for all occupants.

One of the standout features of this home is the enclosed private rear garden, which offers a tranquil outdoor space for leisure and recreation. Additionally, the detached garage provides off-road parking or further storage space, a valuable asset in today's busy world.

Situated close to all local amenities, this property is ideally located for those who appreciate the convenience of nearby shops, schools, and services. Furthermore, its excellent transport links make commuting a breeze, connecting you to surrounding areas with ease.

In summary, this fully refurbished end terrace house on Lockwood Road is a fantastic opportunity for anyone looking to invest in a modern, comfortable home in a well-connected location. Don't miss the chance to make this property your own.

ENTRANCE HALL

Via a uPVC front door this opens to the welcoming entrance hall, with staircase rising to first floor and door opening to the lounge.

LOUNGE

The bright and airy living space is the ideal spot to enjoy those cosy nights with the family, having neutral décor, carpet to floor, wall mounted radiator, uPVC window to the front, aerial point in place, decorative fire place giving the room not only a focal point but a cosy feel, door then opens to the kitchen/diner.

KITCHEN DINING ROOM

The real hub of the home is the impressive and spacious kitchen/diner, with ample space to fit a dining table to entertain family and friends, kitchen having an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer taps, integrated electric oven and hob with extractor fan over, space and plumbing for both washer and dryer, with tiled floor for easy clean, neutral décor, wall mounted radiator, uPVC windows to both the front and rear, further internal door then leads to downstairs bathroom.

BATHROOM

Handy addition to any busy household, the downstairs bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over, splash back tiles to walls, with two uPVC frosted windows to the side elevation, wall mounted radiator and decorative uPVC door to porch finishes this room.

PORCH

Ideal for those muddy boots and little paws, the rear porch has uPVC window to the side and further door leading out to the rear.

LANDING

The extensive landing has a uPVC window to the rear, wall mounted radiator and doors leading to bedrooms and shower room.

BEDROOM ONE

The generously sized master bedroom has ample room to add storage and furniture, decorated in cool tones with carpet to floor, wall mounted radiator and uPVC window to the front.

BEDROOM TWO

A further spacious double bedroom, again with carpet to floor, neutral décor, wall mounted radiator and uPVC window to the front.

SHOWER ROOM

Perfect spot to relax and unwind this room comprises of larger corner shower unit, low flush WC and pedestal wash hand basin, neutral décor, tiled floor for easy clean, splash back tiles to walls, modern heated towel rail and extractor fan in place.

EXTERIOR

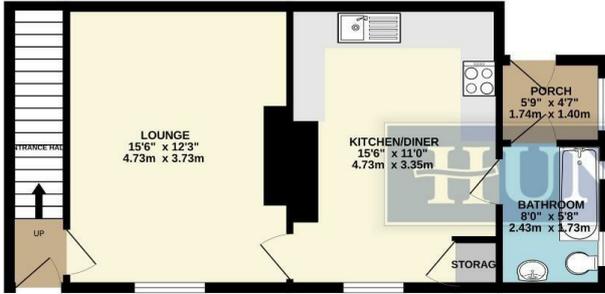
The front of the property shows off the impressive size of this home, with ample on street parking available as well as access to the side alley leading to the garage, allowing for off road parking or further storage, a gate also gives access to the rear if need.

At the rear is a low maintenance, fully enclosed garden/yard, currently paved in decorative slabs making this an ideal spot to seating and enjoying the warmer months, a uPVC door also gives access to the rear of the garage.

Floorplan

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

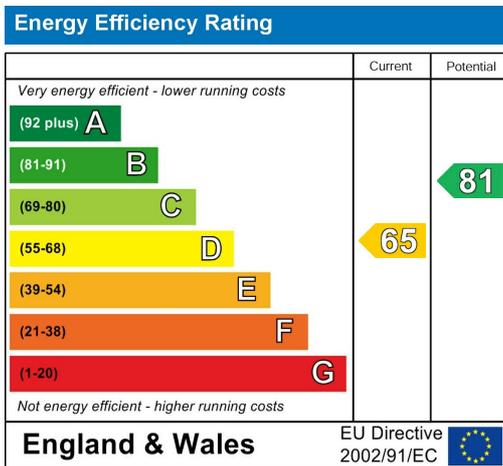


TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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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.

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