



## Windermere Avenue

Goldthorpe, Rotherham, S63 9PB

Guide Price £135,000 - £145,000



- THREE BEDROOM TERRACED PROPERTY
- GUIDE PRICE £135,000 - £145,000
- TWO RECEPTION ROOMS
- FREEHOLD
- EPC RATING: TBC

- OFF ROAD PARKING
- GOOD COMMUTE LOCATION
- BEAUTIFUL DECOR
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Located on Windermere Avenue in Goldthorpe, Rotherham, this delightful three-bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts a block-paved driveway, providing off-road parking, which is a valuable asset in this popular area.

Upon entering, you are welcomed into a spacious entrance hall that leads to a beautifully presented lounge area. This inviting space features large folding doors that seamlessly connect to a generous family room, ideal for both relaxation and entertaining. The family room is bathed in natural light, thanks to the Velux window and double French uPVC doors that open out to the rear garden, creating a lovely indoor-outdoor flow.

The first floor landing is thoughtfully designed, featuring a large double-door storage cupboard, ensuring ample space for your belongings. This level comprises three well-proportioned bedrooms, each offering a comfortable retreat. The exquisite family bathroom is a highlight, featuring a modern four-piece suite that caters to all your needs.

This property is situated in a prime location, providing excellent commuting options and easy access to local amenities. Whether you are looking for a family home or a sound investment, this terraced house on Windermere Avenue is sure to impress with its spacious layout and convenient location. Don't miss the opportunity to make this lovely property your own.

## ENTRANCE HALL

Through a white uPVC door leads into the entrance hall, offering a large cupboard located to the side, perfect for storing shoes and coats. Modern décor, wall mounted radiator, stairs rising to the first floor and doors leading to lounge.

## LOUNGE

13'5" x 11'5" (4.09m x 3.48m)

A sleek and polished living space filled with wooden folding doors leading straight into the Family Room. Comprising of modern décor, carpet flooring with chimney breast and log burner giving a great focal point to the room as well as warmth. Wall mounted radiator with telephone and aerial point in place. Further door leading into the Kitchen

## KITCHEN

9'6" x 17'11" (2.90m x 5.46m)

A splendid family kitchen, offering an array of cream wall and base units providing plenty of storage space with complimentary work surface over, splash back tiling, built in four ring electric hob with integrated electric oven, built in stainless steel sink and drainer with matching mixer tap, integrated dishwasher, under counter space and plumbing for washing machine. Wall mounted radiator, two uPVC windows allowing plenty of natural light to shine through with newly fitted laminate flooring.

## FAMILY ROOM

16'3" x 11'7" (4.95m x 3.53m)

A splendid room, providing the perfect place to entertain family and friends. Comprises of laminate flooring and uPVC French doors leading directly out on to the enclosed garden with further uPVC door leading to the side of the property. Modern décor with plenty of room and uPVC window to the rear and Velux window allowing plenty of light.

## LANDING

From landing doors lead to all three bedrooms and family bathroom. Carpet flooring and uPVC window to the front elevation with plenty of storage space provided by a large double door storage cupboard.

## BEDROOM ONE

7'7" x 11'4" (2.31m x 3.45m)

A beautiful master bedroom hosting stylish décor with rear facing uPVC window, carpet flooring and wall mounted radiator.

## BEDROOM TWO

7'2" x 11'7" (2.18m x 3.53m)

A further bedroom comprising of wall mounted radiator, rear facing uPVC window and carpet flooring.

## BEDROOM THREE

4'9" x 11'7" (1.45m x 3.53m)

A bright third bedroom comprising of carpet flooring, wall mounted radiator and rear facing uPVC window.

## BATHROOM

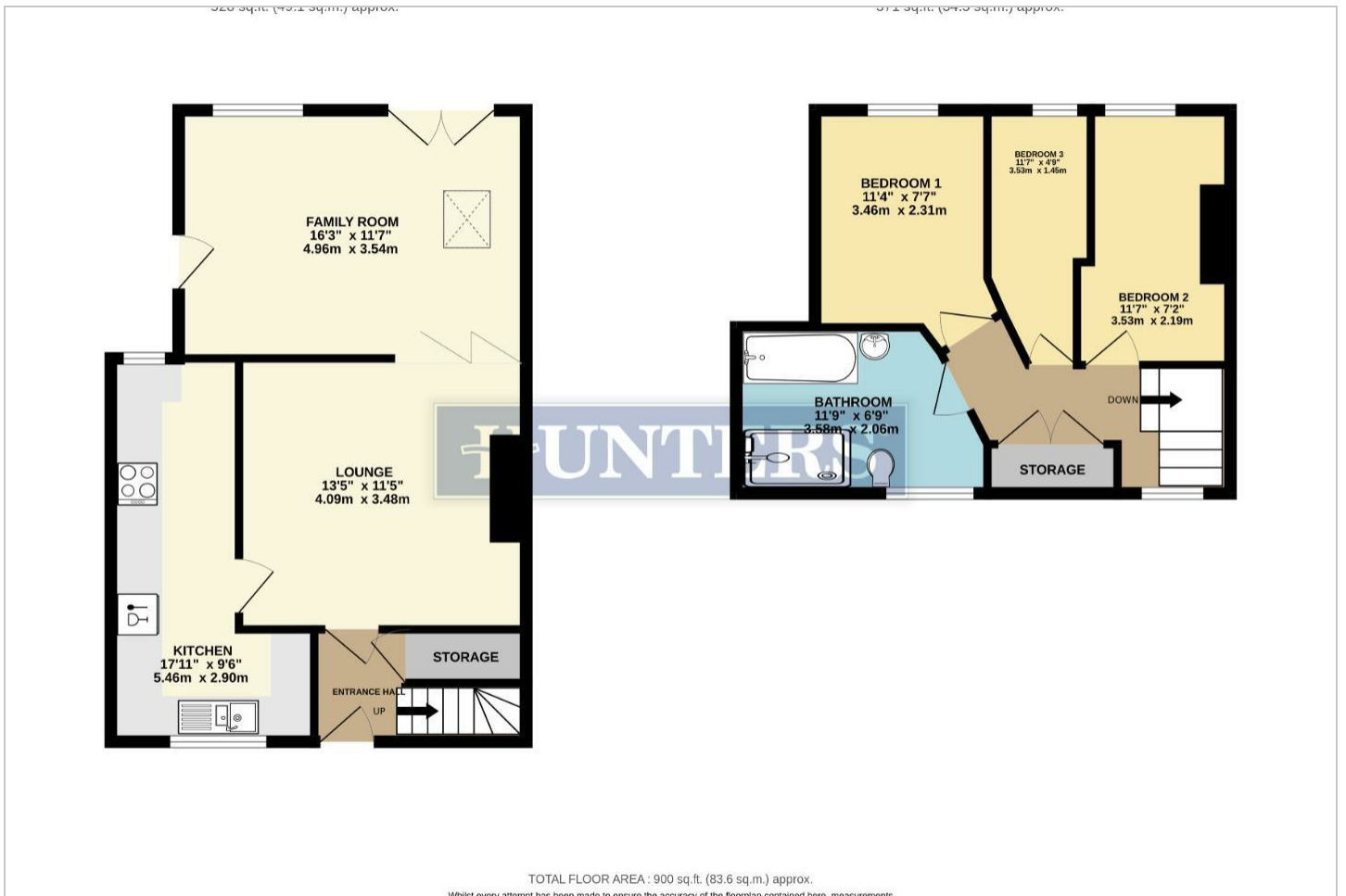
11'9" x 6'9" (3.58m x 2.06m)

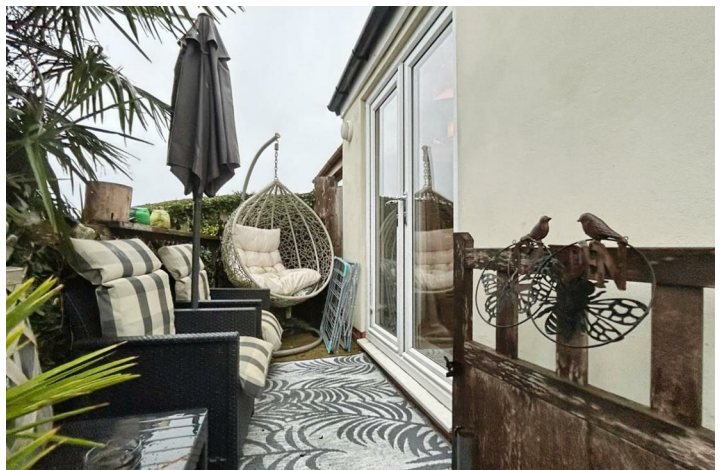
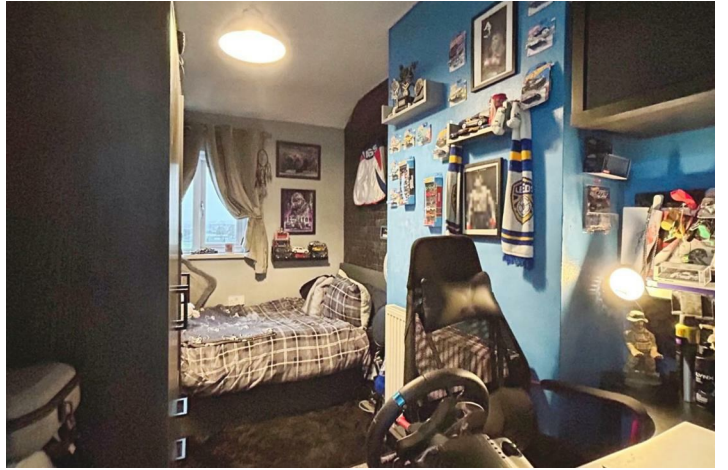
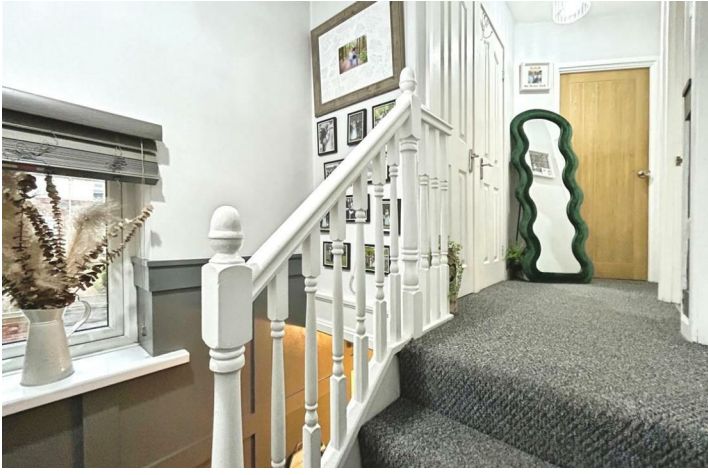
An elegant family bathroom with four piece suite fitted, partially tiled in serene tones. Comprises of panelled bath, double shower unit, vanity unit with built in pedestal sink and low flush WC. Tile flooring with wall mounted radiator and frosted uPVC window.

## EXTERIOR

The property boasts great kerb appeal. Benefiting of a off street parking with large block paved driveway and low maintenance garden area. At the rear of the property stands an extensive landscaped rear garden. Fully enclosed, being on two different levels. Having slatted raised seating area and easy to maintain artificial grass. At the top is a small seating area with uPVC doors leading straight into the Family Room. Decorative trees and shrubs adding a splash of colour with the added bonus of the 7x5 metres block built workshop/storage unit at the bottom.

# Floorplan







## Energy Efficiency Graph

| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         |           |
| (55-68) <b>D</b>                                   |                            |         |           |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |         |           |
| (92 plus) <b>A</b>  |                            |         |           |
| (81-91) <b>B</b>  |                            |         |           |
| (69-80) <b>C</b>  |                            |         |           |
| (55-68) <b>D</b>  |                            |         |           |
| (39-54) <b>E</b>  |                            |         |           |
| (21-38) <b>F</b>  |                            |         |           |
| (1-20) <b>G</b>   |                            |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |         |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |         |           |

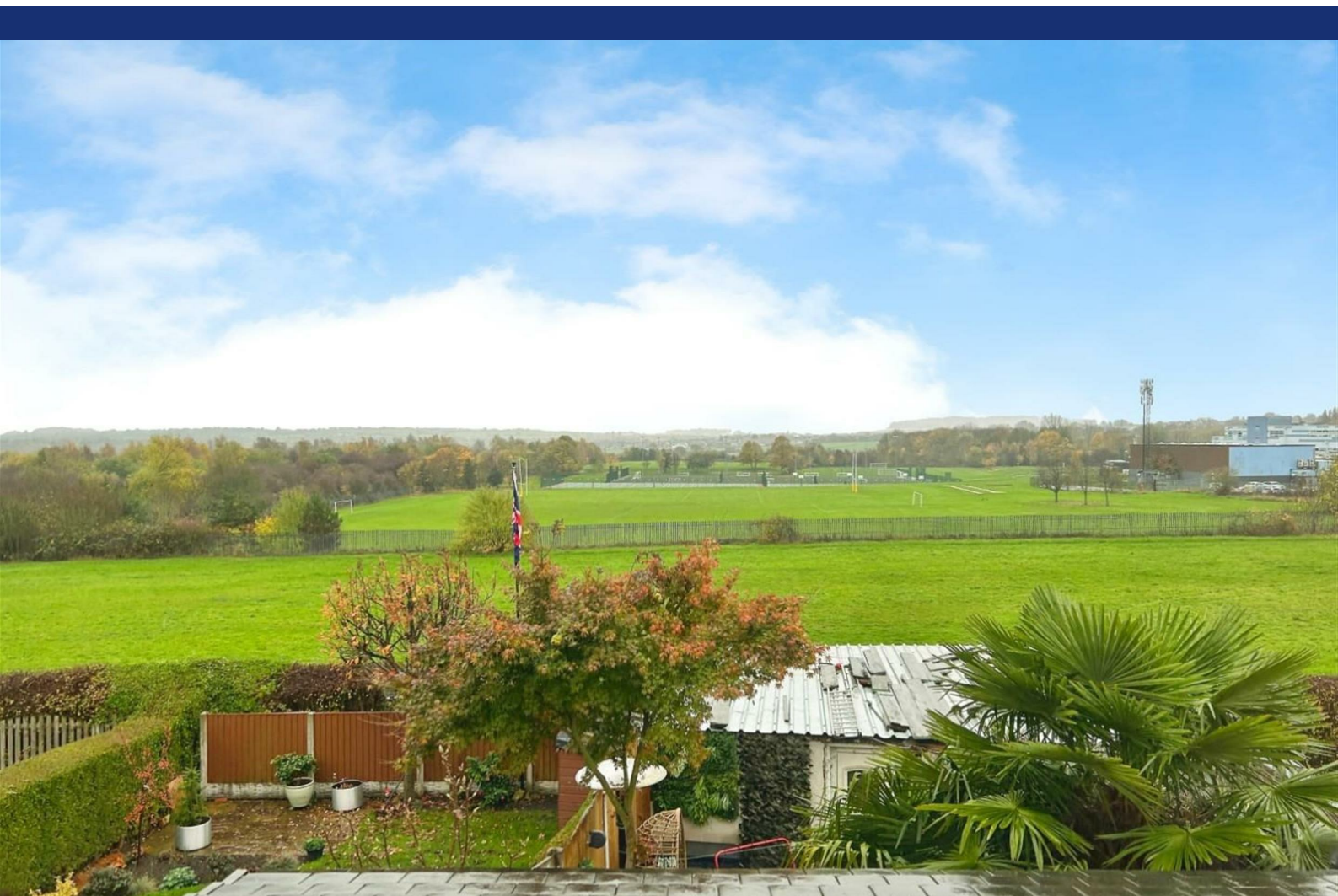
## Viewing

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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