

HUNTERS[®]

HERE TO GET *you* THERE



Wellington Street

Goldthorpe, Rotherham, S63 9NW

Guide Price £60,000 to £70,000



Council Tax: A



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Living Room

13'00" x 12'06" (3.96m" x 3.81m")

Via a uPVC front entrance door this leads into the roomy living room, having large uPVC window to the front filling the room with natural light, decorative coal effect fire place giving the room not only a focal point but a cosy feel, wall mounted radiator, aerial point, built in storage cupboard and opening to the hall

Hall

Having stairs rising to first floor landing and door opening to the kitchen/diner

Kitchen/Diner

13'00" x 9'08" (3.96m" x 2.95m")

The real hub of this property is the spacious kitchen/diner having ample room for a dining table, kitchen fitted in white with an array of wall and base units providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, space and plumbing for washing machine with recess for free standing cooker, splash back tiles, wall mounted radiator, uPVC window and door to the rear.

Landing

From landing all doors lead to bedrooms and bathroom.

Bedroom One

13'00" x 12'07" (3.96m" x 3.84m")

Generously sized master bedroom with built in cupboard providing that extra storage we all crave, neutral décor, wall mounted radiator and uPVC window to the front.

Bedroom Two

9'09" x 8'01" (2.97m" x 2.46m")

Another good sized bedroom with neutral décor, wall mounted radiator and uPVC window to the rear.

Bathroom

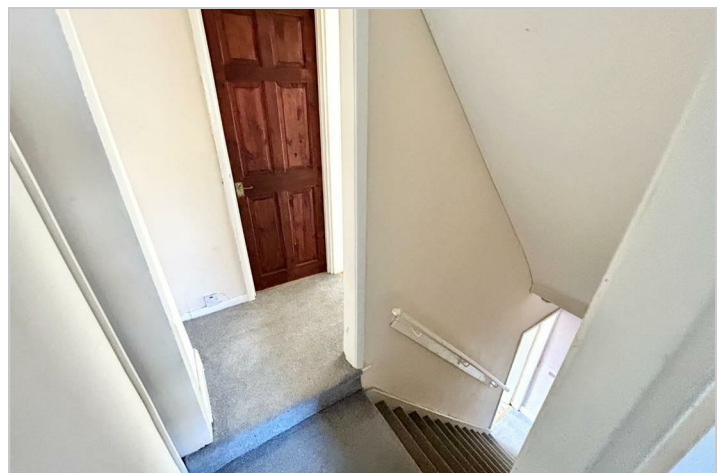
6'06" x 4'05" (1.98m" x 1.35m")

Perfect spot to relax and unwind, with three piece suite in white comprising of low flush WC, pedestal wash hand basin and bath with shower over, splash back tiles, wall mounted radiator and uPVC frosted window to the rear.

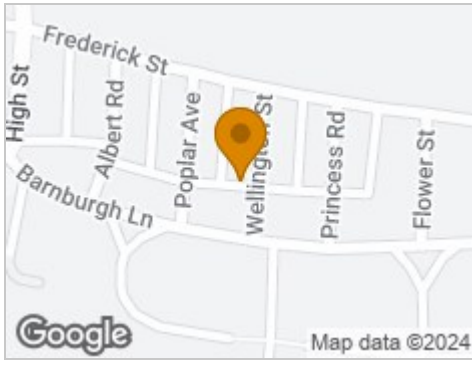
Exterior

The front of the property allows for on street parking with gate giving access to front yard and entrance door, you can gain access to the rear yard also if needed down the side of the property.

To the rear is a fully enclosed yard with newly fitted fencing, a great space for seating in the warmer months.



Road Map



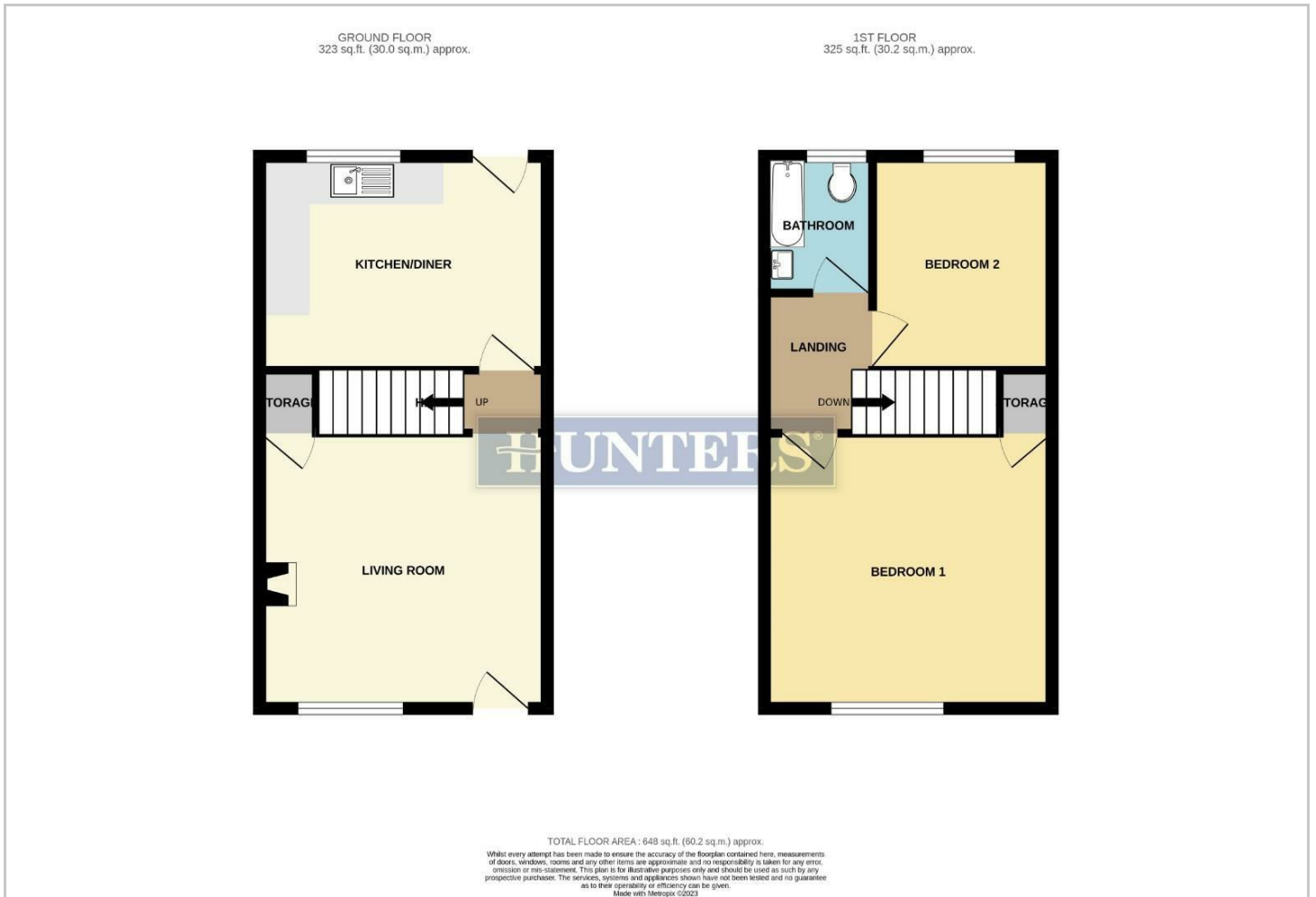
Hybrid Map



Terrain Map



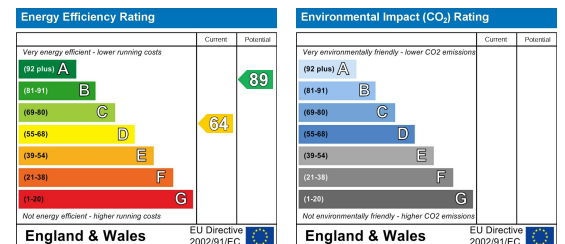
Floor Plan



Viewing

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

Energy Efficiency Graph



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.