



## Lockwood Road

Goldthorpe, S63 9JY

Guide Price £75,000 - £80,000

 2  1  2  TBC

- TWO BEDROOM TERRACED PROPERTY
- TWO RECEPTION ROOMS
- BRAND NEW ROOF
- EPC RATING: TBC

- GENEROUS DIMENSIONS
- POPULAR LOCATION
- AMPLE ON STREET PARKING
- COUNCIL TAX BAND: A

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CALL NOW TO AVOID MISSING OUT ON THIS SPACIOUS TWO BEDROOM TERRACE PROPERTY LOCATED IN THE POPULAR VILLAGE OF GOLDTHORPE. Boasting ample on road parking, new roof and guttering, no upward chain and generous dimensions. Close to all local amenities with Goldthorpe village a short walk away, offering supermarkets, local business, public houses and reputable schools, good transport links either road or rail to Rotherham, Barnsley, Doncaster and Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot for any buyer! Property briefly comprises of living room, dining room, kitchen, two bedrooms and bathroom. VIEWINGS ARE A MUST!!



## LOUNGE

12'2" x 11'7" (3.71m x 3.53m)

Via a uPVC front entrance door this leads directly into the light and spacious living room, having uPVC window to the front filling the room with natural light, carpet flooring with wall mounted radiator, aerial and telephone point in place and door opening into the hallway. Modern electric fire with surround giving not only a focal point to the room but bringing a cosy feel.

## HALL

Staircase rising to first floor landing with further door leading into the dining area.

## DINING ROOM

12'2" x 11'9" (3.71m x 3.58m)

Open plan living at its best, making this the social hub of the home, the dining room is spacious with carpet flooring and plenty of room for a large dining table making this the perfect space to entertain guests. Having wall mounted radiator, uPVC window to the rear with further open archway leading straight into the kitchen. Understairs cupboard located in the corner providing more storage space.

## KITCHEN

5'9" x 7'9" (1.75m x 2.36m)

Well maintained kitchen with an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer with matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine, splash back tiles to walls, uPVC window to the rear and a uPVC rear entrance door.

## CONSERVATORY

5'5" x 7'9" (1.65m x 2.36m)

The perfect extra bonus, providing more space to this property. having tile flooring with uPVC windows and uPVC door allowing access to the rear garden area.

## LANDING

From first floor landing you can gain access to both double sized bedrooms.

## BEDROOM ONE

12'2" x 11'7" (3.71m x 3.53m)

Generously sized master bedroom with plenty of room to add more bedroom furniture if needed. Benefitting from built in wardrobe providing the extra storage we all crave, with wall mounted radiator, carpet flooring and uPVC window providing a stunning view of the local church.

## BEDROOM TWO

12'2" x 12'00 (3.71m x 3.66m)

Good sized second bedroom having built in storage in the corner. Comprises of carpet flooring, wall mounted radiator and uPVC window to the rear. Further door leading to the family bathroom.

## BATHROOM

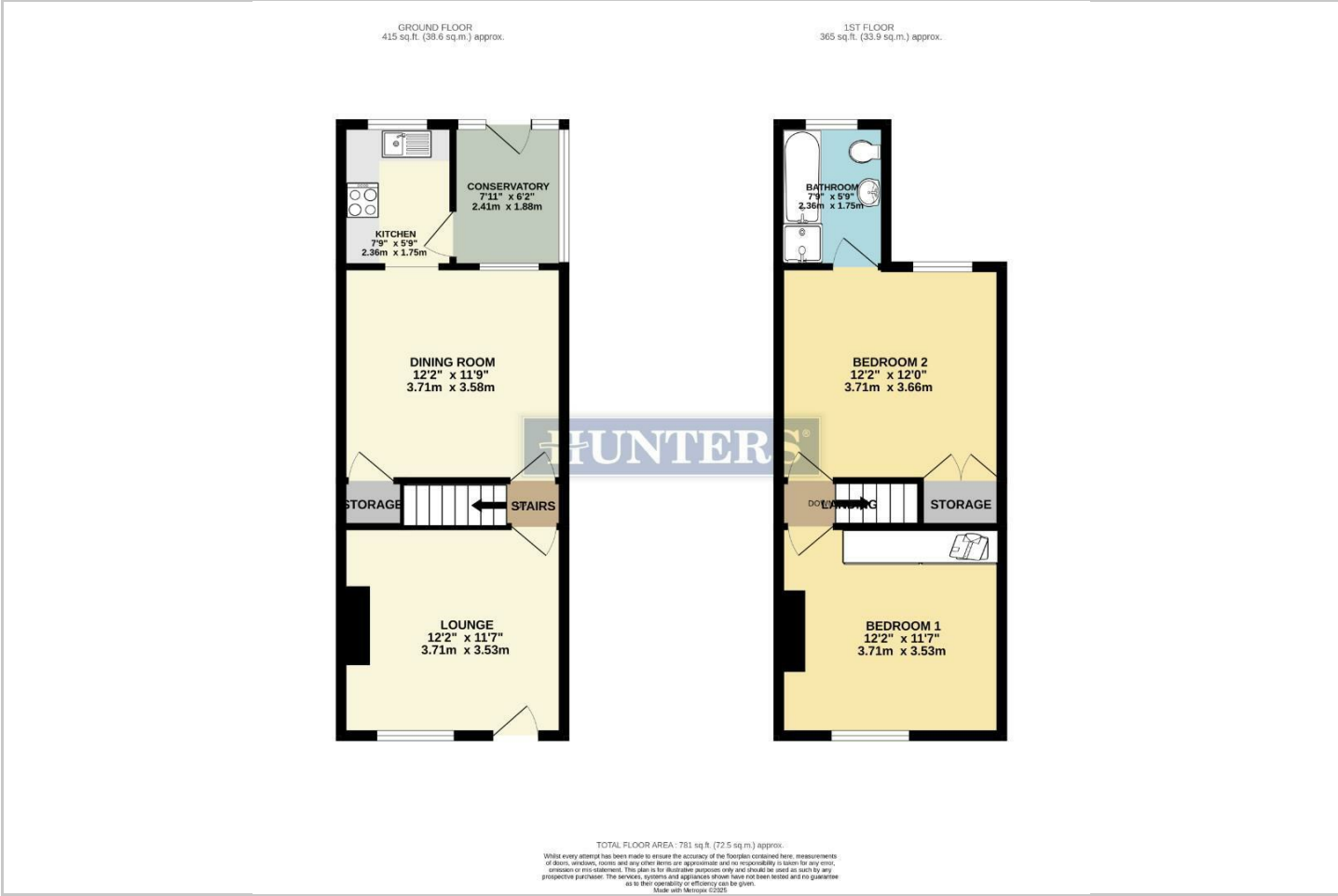
5'9" x 7'9" (1.75m x 2.36m)

Family bathroom fitted with four piece suite. Comprising of WC, wash hand basin, panelled bath and shower cubicle with glass screening. Splash back tiles, wall mounted radiator and uPVC frosted window to the rear.

## EXTERIOR

To the front of the property is ample space for on street parking with gated enclosed front garden area with pathway leading to the front entrance. To the rear of the property is a small easy to maintain yard.

Floorplan











## Energy Efficiency Graph



## Viewing

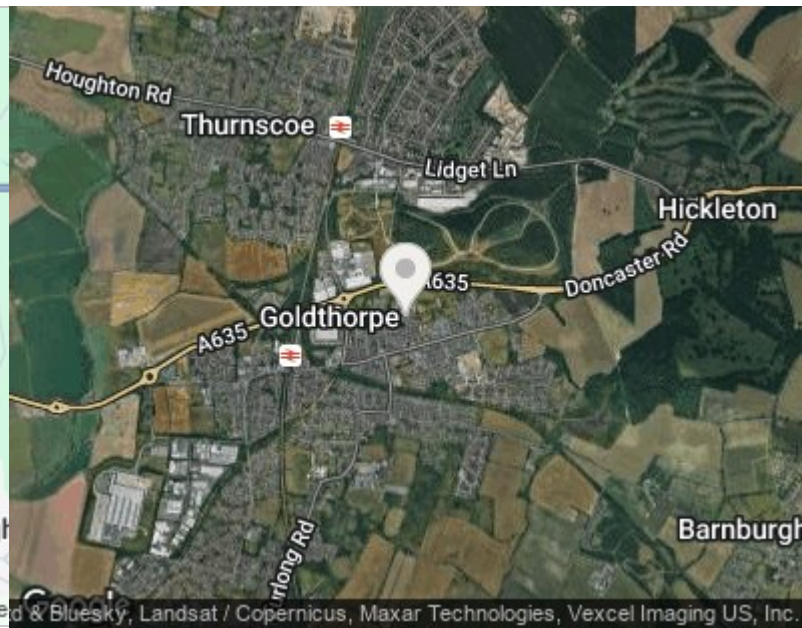
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



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.

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