



Loscoe Grove

Goldthorpe, S63 9GH

Guide Price £110,000 to £120,000



*** GUIDE PRICE £100,000 TO £110,000 ***

STEP INSIDE THIS SPACIOUS TWO BEDROOM SEMI DETACHED PROPERTY, WITH MODERN FIXTURE AND FITTINGS AS WELL AS GENEROUS DIMENSIONS THROUGHOUT, LOCATED ON A POPULAR ESTATED WITHING HIGHGATE, GOLDTHORPE. Boasting allocated off road parking, enclosed rear garden and close to all local amenities. Within walking distance to Goldthorpe high street offering super markets, local business and public houses, surrounded by reputable schools, good links via 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, WC, kitchen/diner, two bedrooms and bathroom. CALL NOW TO VIEW!



Living Room 11'9 x 13'8 (3.58m x 4.17m)
 via a composite door this leads in to the spacious open plan living room with staircase leading to first floor, wall mounted radiator, aerial point and uPVC window looking out to front of property, with door leading to passage giving access to WC, storage cupboard and kitchen/diner

WC
 Handy addition to any house hold this room comprises of low flush WC, wash hand basin and wall mounted radiator.

Kitchen / Diner 13'07 x 8'08 (4.14m x 2.64m)
 Step inside the spacious family kitchen/diner with a range of fitted wall/base units providing storage, contrasting work surface over, with integrated electric oven and gas hob with extractor fan over, stainless steel 1 and half sink unit with matching tap. uPVC window overlooking the garden, the gas boiler is fitted in to side of units providing the property with hot water and heating, sliding uPVC patio doors to dining area filling the room with natural light, wall mounted radiator, with a fitted wood effect floor covering throughout.

Landing
 Landing having wall mounted radiator and all doors lead to bedrooms and bathroom

Bedroom One 13'07 x 9'02 (4.14m x 2.79m)
 Generously sized master bedroom with uPVC window looking onto front elevation, wall mounted radiator, over bed fitted units and a range of fitted wardrobes as well as built in storage cupboard providing that extra space we all crave.

Bedroom Two 13'07 x 8'08 (4.14m x 2.64m)
 Another good sized bedroom with uPVC window over looking garden, wall mounted radiator, range of fitted storage units and wardrobes providing further storage.

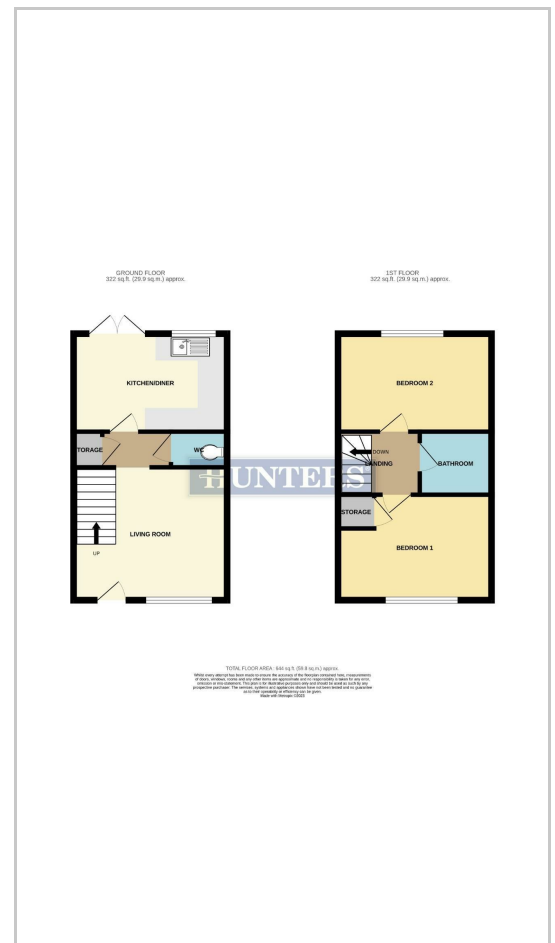
Bathroom 5'07 x 6'04 (1.70m x 1.93m)
 Family bathroom with white suite comprising of fitted bath with shower over, pedestal sink and low flush WC, splash back tiles to walls, wall mounted radiator, with tile effect floor covering finishing this room

Exterior
 Fully enclosed rear garden, well maintained lawn area and mature borders adding a splash of colour, with fencing to all sides, path to rear of garden with gate access to private parking bay,

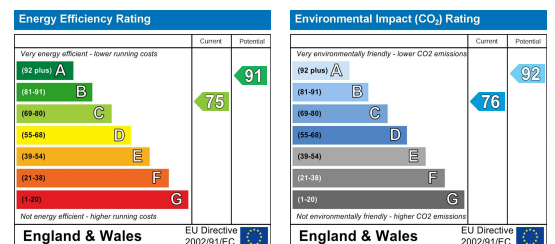
Area Map



Floor Plans



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.