



## Knoll Beck Close

Goldthorpe, S63 9BT

Guide Price £170,000 - £180,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GEENROUS DIMENSIONS
- GOOD COMMUTE LOCATION
- EPC RATING: D
- DETACHED GARAGE
- REWIRED
- WELL MAINTAINED GARDENS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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STEP INSIDE THIS SPACIOUS AND WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW LOCATED WITHIN A SOUGHT AFTER ESTATE CLOSE TO GOLDTHORPE. Boasting stunning Kitchen, secure off road parking with drive and detached garage, generous dimensions and well maintained front and rear gardens. Close to all local amenities with Goldthorpe village only a short walk away, offering supermarkets, local tradesman and public houses, surrounded by reputable schools with good transport links to Barnsley, Rotherham and Doncaster. Property briefly comprises of Porch, Lounge/Dining room, two good sized Bedrooms and Bathroom. Viewings are highly recommended!!



## PORCH

3'3" x 3'4" (0.99m x 1.02m )

Through a new composite and double glazed door leads into the porch. Handy for those muddy shoes with further door leading into the Lounge/Diner.

## LOUNGE DINING ROOM

10'7" x 16'9" narrowing to 12'0" (3.23m x 5.11m narrowing to 3.66m )

Generously sized living room with large uPVC half bay window to the front over looking the beautifully presented front garden, having beautiful wooden flooring with modern décor, two wall mounted radiators, aerial and telephone points in place and doorways leading into kitchen and the hallway.

## KITCHEN

7'4" x 12'0" (2.24m x 3.66m)

Well designed modern kitchen comprising of beautiful navy wall and base units providing storage, complimentary work surface over with stainless steel sink, drainer and matching mixer tap, integrated fridge, built in wine cooler, integrated freezer, built in four ring gas hob with electric oven and extractor hood over, integrated washing machine and splash back tiles to walls. UPVC door to the side elevation aswell as uPVC window to the front elevation.

## HALL

6'2" x 3'2" (1.88m x 0.97m )

From the hallway doors lead to both bedrooms and bathroom. Handy storage cupboard located to the side and access to the fully boarded loft area.

## BEDROOM ONE

9'10" x 9'1" excluding built in wardrobe) (3.00m x 2.77m excluding built in wardrobe) )

A double master bedroom with plenty of room to add storage if needed. Comprising of double mirrored sliding door built in wardrobe, carpet flooring, neutral decor, wall mounted radiator and uPVC window to the rear.

## BEDROOM TWO

9'10" x 9'0" (3.00m x 2.74m )

A further double bedroom again neutrally decorated

with wall mounted radiator, carpet flooring and uPVC window looking out to the rear exterior.

## BATHROOM

5'6" x 6'4" (1.68m x 1.93m )

Well presented bathroom with fully tiled walls and three piece suite. Comprising of WC and pedestal sink and panelled bath with shower. Vinyl flooring with uPVC frosted window to the side elevation and wall mounted radiator.

## DETACHED GARAGE

As well as having a large well maintained driveway this property also offers a detached garage, giving extra storage space or further secure off road parking if needed. comprising of lighting and electric points. With up and over door and power and lighting.

## EXTERIOR

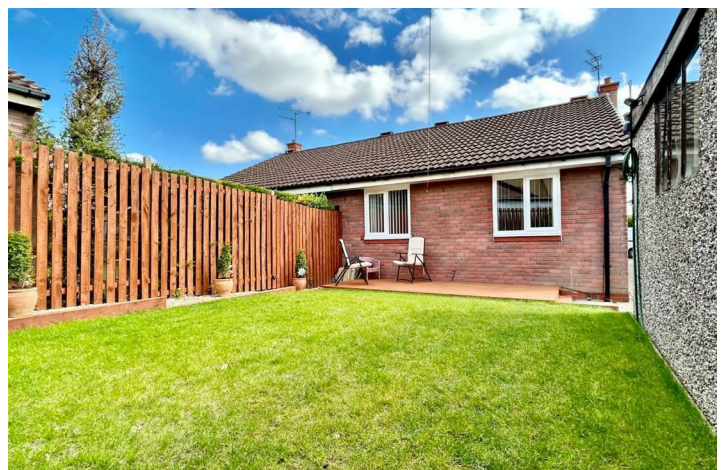
To the front of the property stands a well maintained driveway with enough room for up to three cars leading to the detached garage, with a beautifully presented front garden, laid to lawn with established plants, flowers and shrubs to the border adding privacy and a splash of colour.

At the rear of the property is a further well maintained garden, being mainly laid to lawn with established plants and shrubs to the borders and slabbed patio area making this an ideal place for seating in the summer months.

Floorplan



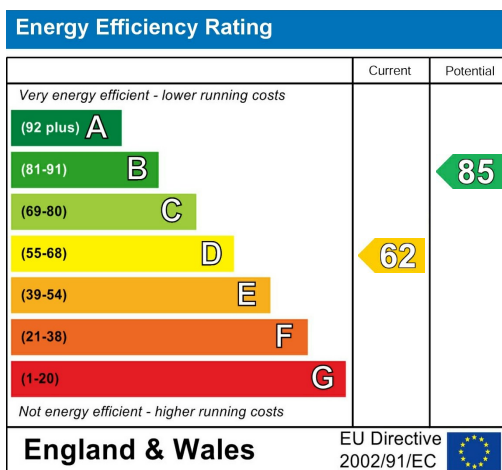








## Energy Efficiency Graph



## 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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