



## Railway View

Goldthorpe, S63 9LN

Guide Price £70,000 - £80,000



- TWO BED MID TERRACE
- GARDEN TO FRONT AND REAR WITH OPTIONS TO CHANGE REAR TO A DRIVE
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C

- NO UPWARD CHAIN
- MODERN FIXTURE AND FITTINGS
- AMPLE ON STREET PARKING
- GCH / DG
- COUNCIL TAX BAND A

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Nestled in the charming area of Railway View, Goldthorpe, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Offered with no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The generous dimensions of the living space are complemented by modern fixtures and fittings, ensuring a comfortable and stylish environment throughout.

The property boasts two well-proportioned bedrooms, ideal for a small family or those seeking extra space for a home office. The bathroom is conveniently located, providing all the necessary amenities for daily living.

One of the standout features of this home is the front and rear gardens, offering a lovely outdoor space for gardening or enjoying the fresh air. Additionally, there is the option to convert the rear garden into off-road parking, providing added convenience for those with vehicles.

Situated close to all local amenities, you will find shops, schools, and recreational facilities just a stone's throw away. The property also benefits from excellent transport links, making it a superb choice for commuters looking to travel to nearby towns and cities.

In summary, this mid-terrace house in Railway View is a fantastic opportunity to secure a modern and spacious home in a well-connected location. With its appealing features and potential for personalisation, it is not to be missed.

## Living Room

Via a uPVC front entrance door this opens into the bright and spacious living room, neutrally decorated with carpet to floor, wall mounted radiator, aerial point in place, uPVC window to the front and door leading to hall.

## Hall

Hall having stairs rising to first floor and further door opening to kitchen/diner.

## Kitchen/Diner

The modern and well designed kitchen diner is the perfect spot to entertain family and friends, having an array of wall and base units providing storage, contrasting worksurface over, ceramic sink, drainer and stainless steel mixer tap over, integrated electric oven and hob with space and plumbing for washing machine, decorated in neutral tones with decorative lino to floor, the kitchen also houses the homes combi boiler, finished with uPVC window and door to the rear.

## Landing

The landing has all doors leading to bedrooms and bathroom.

## Bedroom One

Generously sized master bedroom, decorated in neutral tones with carpet to floor, built in cupboard providing that extra space we all crave, with wall mounted radiator and uPVC window to the front.

## Bedroom Two

Further good sized bedroom, again decorated in neutral tones with carpet to floor, wall mounted radiator and uPVC window to the rear.

## Bathroom

Ideal spot to relax and unwind, this sleek family bathroom comprises of low flush WC, pedestal wash hand basin, bath with shower over and screen in place, splash back decorative tiles to walls, frosted uPVC window to the rear and chrome heated towel rail to finish.

## Exterior

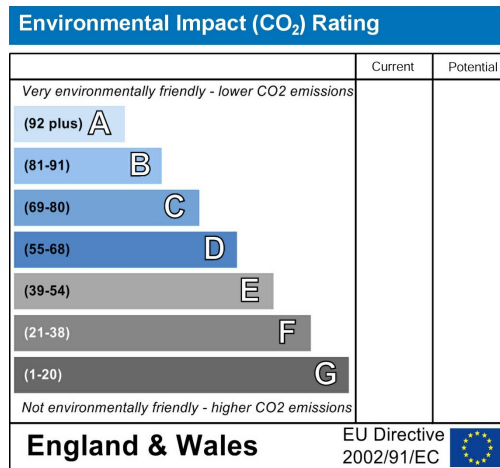
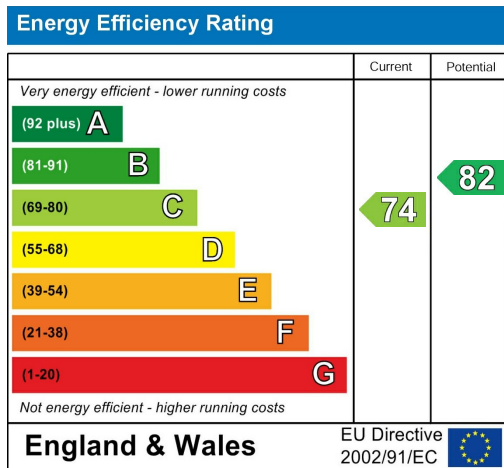
To the front is a walled garden area with path leading to front door, the street allows for ample off road parking, this home is facing on to greenery and not over looked.

At the rear is a fully enclosed yard and could be converted to a drive if needed, currently having decorative iron gates , concrete area ideal for seating in the warmer months and brick built storage area.

# 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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