



Halfway Close

Goldthorpe, Rotherham, S63 9PH

Guide Price £120,000 to £130,000



- FOUR BEDROOM TOWNHOUSE
- LEASEHOLD
- ACCOMODATION OVER THREE FLOORS
- ALLOCATED PARKING
- GOOD COMMUTER LOCATION

- MODERN FIXTURES AND FITTINGS
- THREE BATHROOMS
- LOW MAITNENANCE GARDEN
- CLOSE TO LOCAL AMENITIES
- DG GCH / EPC RATING C

Halfway Close

Goldthorpe, Rotherham, S63 9PH

Guide Price £120,000 to £130,000



**** GUIDE PRICE £120,000 - £130,000 ****

A WELL PRESENTED, STYLISH 4 DOUBLE BEDROOM TOWNHOUSE SITUATED IN A SMALL DEVELOPMENT OF LIKE PROPERTIES, perfectly located close to local amenities, surrounded by reputable schools, benefiting from good and frequent public transport links, close to the A1 and offering direct roads into Barnsley and Rotherham. The property boasts great dimensions, neutral décor throughout, modern kitchen and bathroom, four double bedrooms, garden and allocated parking. Briefly comprising entrance hall, downstairs WC, kitchen, living room, four bedrooms, en-suite and family bathroom. Must be seen to be appreciated!

Entrance Hall

Via a uPVC front entrance door this opens to the roomy entrance hall, ideal for coats and shoes, with staircase rising to first floor landing, neutral décor and all doors leading to kitchen, down stairs WC and living room.

Kitchen

11'6" x 7'10" (3.51 x 2.39)

The modern well designed kitchen has an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching taps, integrated electric oven with gas hob and extractor fan over, integrated white goods such as washing machine, dishwasher and fridge/freezer, neutral décor with wall mounted radiator and uPVC window to the front.

WC

Handy addition to any busy household this room comprising of low flush WC and wash hand basin.

Living Room

11'6" x 12'2" (3.51 x 3.73)

Light and airy living space, having uPVC French doors to the rear really bring the out doors in as well as filling the room with natural light, neutral décor, wall mounted radiator and aerial point to finish.

Landing

Landing having wall mounted radiator, stairs rising to second landing and doors leading to bedroom one, two and family bathroom.

Bedroom One

9'1" x 12'11" (2.78 x 3.95)

A generously sized master bedroom with ample space to added storage/furniture, neutral décor, wall mounted radiator, uPVC window to the rear and door leading to the en-suite.

En-Suite

Ideal spot to unwind, the en-suite comprising of low flush WC, wash hand basin and corner shower unit, splash back tiles and wall mounted radiator to finish.

Bedroom Two

8'10" x 12'3" (2.71 x 3.74)

Another good sized double bedroom, filled with natural light from two uPVC windows to the front, neutrally decorated with wall mounted radiator.

Bathroom

The place to relax and unwind, comprising of three piece suite in white, with low flush WC, pedestal wash hand basin and bath, splash back tiles to walls, neutral décor and wall mounted radiator.

Landing

From second floor landing doors lead to bedrooms three and four.

Bedroom Three

10'7" x 12'3" (3.24 x 3.74)

Smaller double with neutral décor, wall mounted radiator and uPVC window to the rear.

Bedroom Four

8'10" x 12'3" (2.70 x 3.74)

Final bedroom or great office space if needed, with neutral décor, wall mounted radiator and uPVC window to the front.

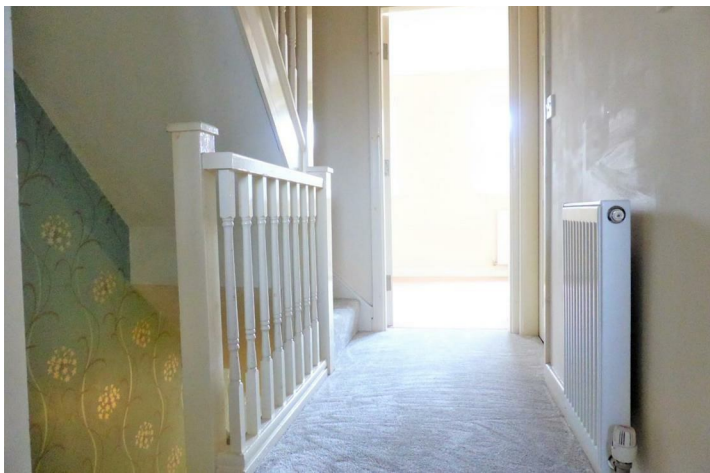
Exterior

To the front of the property is a paved car park with allocated parking for residents and visitor spaces for guests, with path leading to the front entrance as well as down the side of the home.

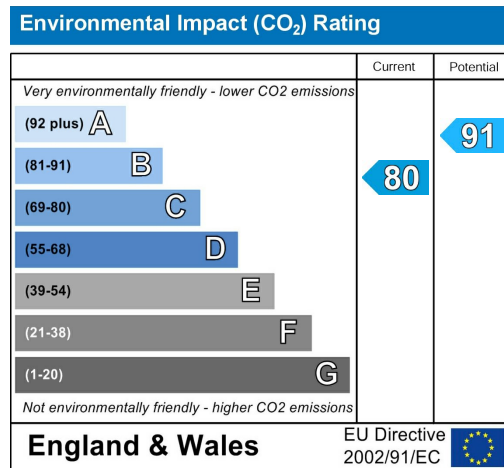
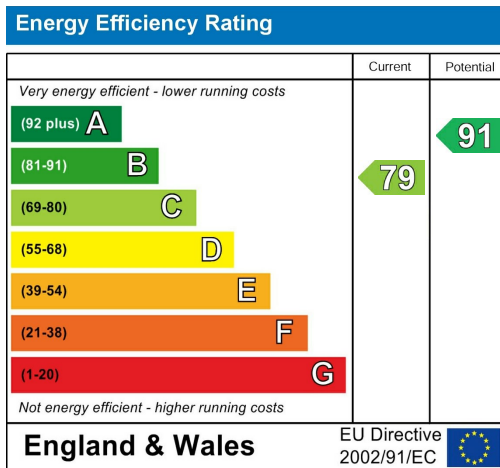
At the rear is a fully enclosed garden, with paved patio area, ideal for seating during the warmer months, leading to a artificial lawn area, low maintenance space the whole family can enjoy.

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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevally@hunters.com
<https://www.hunters.com>

