



## High Street, Goldthorpe S63 9DG

Guide Price £120,000 - £130,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A
- NO UPWARD CHAIN
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- GOOD COMMUTE LOCATION
- EPC RATING: D

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Nestled in the heart of Goldthorpe, on High Street, this charming three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts a spacious reception room, perfect for relaxing or entertaining guests. Each of the three bedrooms offers generous dimensions, ensuring ample space for personalisation and comfort. The well-appointed bathroom features modern fixtures, adding a touch of contemporary style to your daily routine.

Outside, the property is complemented by a well-maintained garden, providing a delightful outdoor space for gardening enthusiasts or for children to play. Off-road parking is also available, offering convenience and peace of mind.

Situated close to all local amenities, you will find shops, schools, and recreational facilities just a stone's throw away. Additionally, the property benefits from excellent transport links, making commuting via road or rail a breeze.

This semi-detached house is a wonderful blend of comfort, convenience, and modern living, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to make this lovely property your new home.

## ENTRANCE HALL

Enter through a white uPVC front entrance door into this captivating property. Door leading to lounge area with stairs rising to the first floor.

## LOUNGE

13'11" x 15'2" narrowing to 12'4" (4.24 x 4.62 narrowing to 3.76)

Bright and airy living space, having large uPVC bay window to the front filling the room with natural light. Comprising of carpet flooring, wall mounted radiator, aerial point and door leading to kitchen/diner. Large handy under stairs storage cupboard.

## KITCHEN DINER

12'3" x 10'10" narrowing to 8'11" (3.73 x 3.30 narrowing to 2.72)

Modern and well designed kitchen/diner, having an array of wall and base units fitted providing storage, complimentary work surface over with stainless steel sink, drainer and mixer tap, integrated electric oven and gas hob with extractor fan over with space and plumbing for washing machine, wall mounted radiator, uPVC window to the rear and plenty of room for a small table and chairs. Open doorway leading to the hall.

## HALL

Door to downstairs bathroom with uPVC door leading out into the enclosed rear yard.

## UTILITY ROOM

Handy room for any busy household. Comprising of house boiler and space for storage.

## BATHROOM

8'1" x 8'8" narrowing to 7'10" (2.46 x 2.64 narrowing to 2.39)

An elegant family bathroom with three piece suite fitted, partially tiled in serene tones. Comprises of panelled bath, pedestal sink and WC. Wall mounted radiator, tiled flooring and frosted uPVC window.

## LANDING

The spacious layout continues, from landing doors

lead to all three bedrooms. Carpet flooring and uPVC window to the side elevation.

## BEDROOM ONE

13'11" x 12'4" (4.24 x 3.76)

An exquisite large master bedroom boasting carpet flooring with plenty of room for adding extra bedroom furniture. Wall mounted radiator, neutral décor, aerial point and large front facing uPVC window. Handy storage cupboard located in the corner.

## BEDROOM TWO

9'0" x 12'2" (2.74 x 3.71)

A further double bedroom, with rear facing uPVC window, carpet flooring and wall mounted radiator.

## BEDROOM THREE

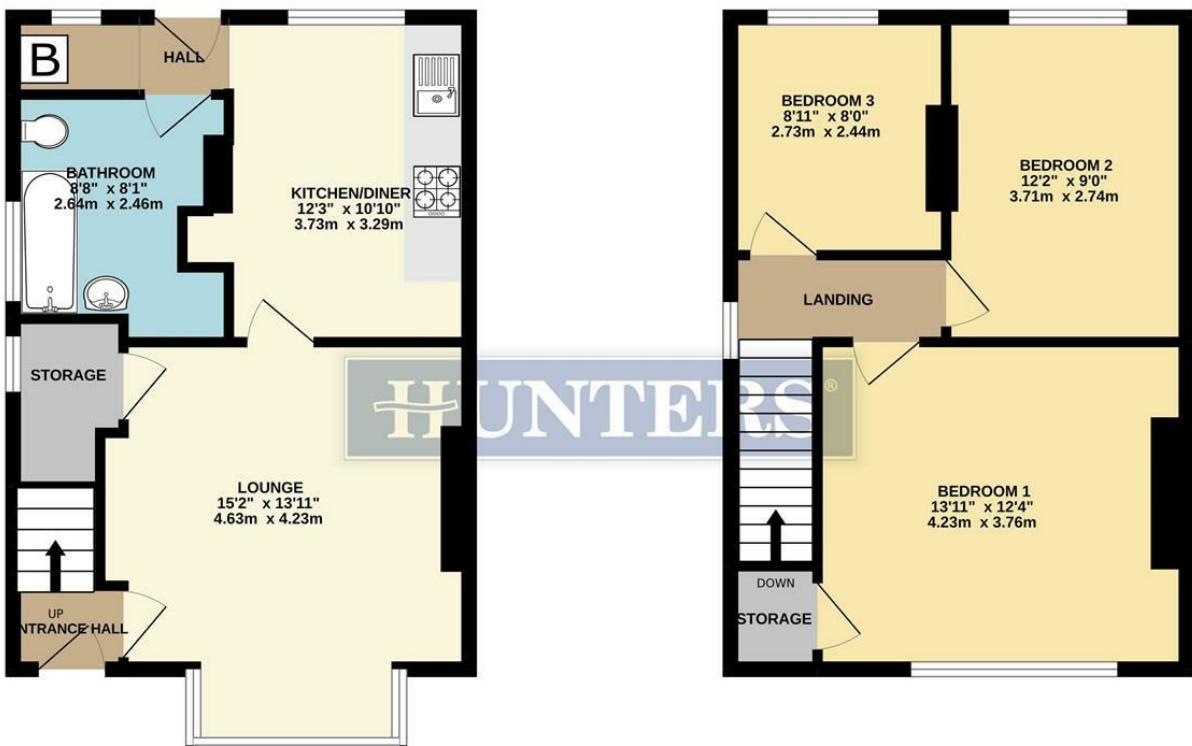
8'0" x 8'11" (2.44 x 2.72)

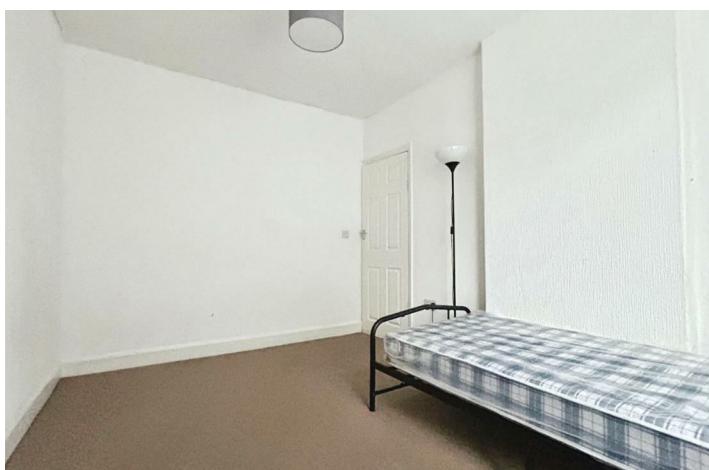
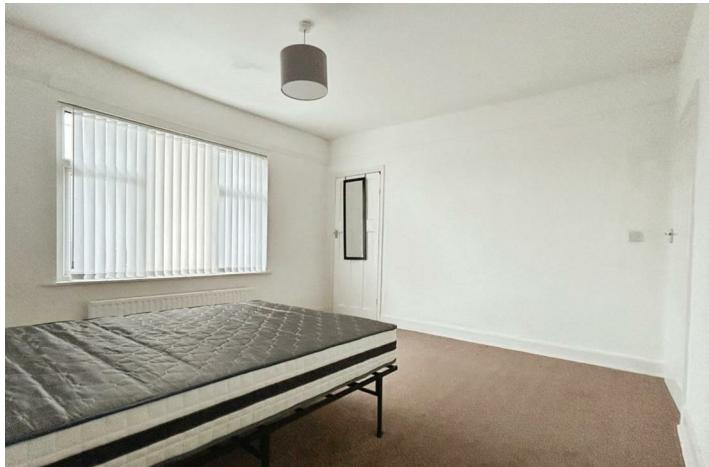
Another generous sized bedroom with again carpet flooring, neutral décor, wall mounted radiator and uPVC window overlooking the rear exterior.

## EXTERIOR

The front of the property has great kerb appeal, benefiting of lawn area with stairs and pathway leading to the front entrance door. To the rear of the property is an enclosed low maintenance rear yard. Comprising of gated driveway providing off road parking.

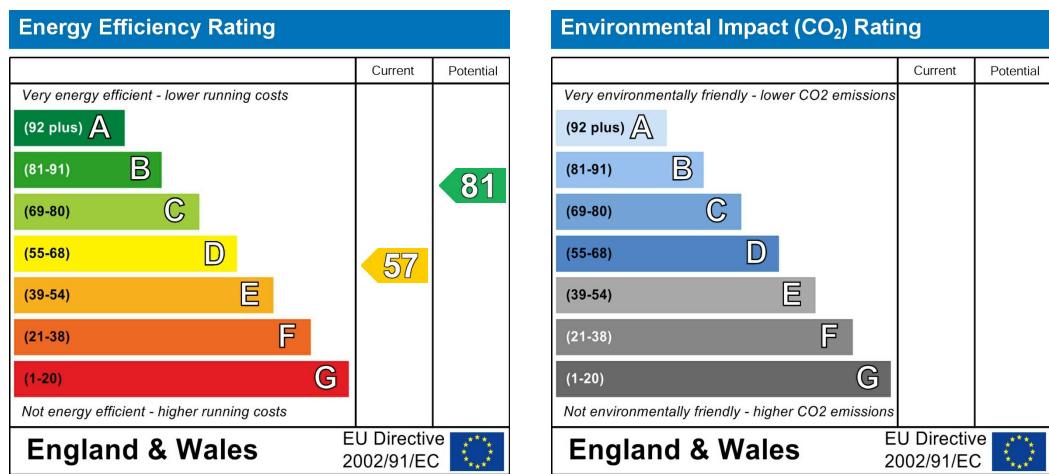
## Floorplan





Tel: 01709 894440

## 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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