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Frederick Street

Goldthorpe, S63 9NL

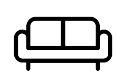
Offers In The Region Of £100,000 -
£110,000



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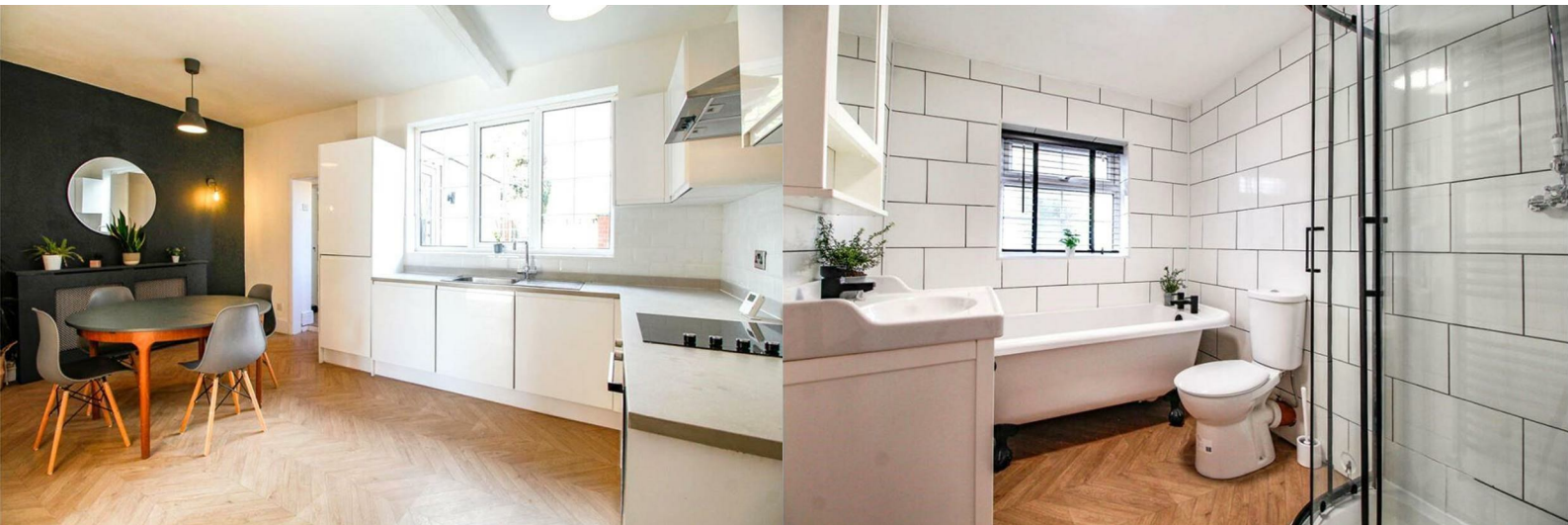


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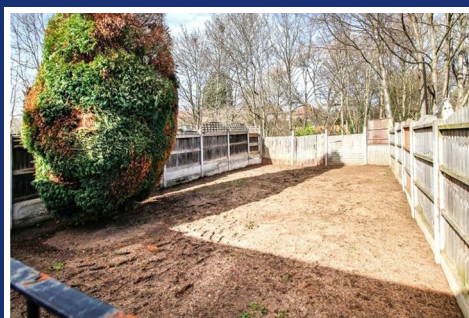
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63 Frederick Street

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Entrance Hall

Via a decorative composite and glass door this opens into the entrance hall, with staircase rising to first floor and door leading to living room.

Living Room

12'10" x 11'6" (3.91m" x 3.51m")

Step inside the light and airy living space, filled with natural light from a uPVC bay window to the front, neutrally decorated, parquet style flooring, wall mounted radiator, aerial point in place with further door leading to the kitchen/diner.

Kitchen/Diner

16'00" x 10'7" (4.88m" x 3.23m")

The real hub of the home is the modern open plan kitchen/diner, having an array of wall and base units in white providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, with integrated white goods such as washing machine and fridge/freezer, splash back tiles to walls, ample space for a dining table, beautifully presented with parquet style flooring, wall mounted radiator, uPVC window to the rear and open door way leading to rear hall.

Hall

The hall has matching parquet style flooring to the rest of the home, neutral décor, decorative uPVC and glass rear entrance and further door leading to the family bathroom.

Bathroom

7'7" x 6'9" (2.31m" x 2.06m")

The stunning family bathroom is the perfect spot to relax and unwind, having a four piece suite

comprising of low flush WC, wash hand basin with built in vanity unit, free standing tub and corner shower unit, the walls are tiled for easy clean, parquet style flooring, wall mounted radiator and frosted uPVC window to the rear finishes this space.

Landing

The landing has access to the loft hatch which has pull down ladders and is boarded for extra storage, all doors then lead to bedrooms.

Bedroom One

12'10" x 11'7" (3.91m" x 3.53m")

Generously sized master bedroom with plenty of room to add storage or furniture if needed, neutrally decorated, parquet style flooring, wall mounted radiator, UPVC window to the front and further door leading to the built in cupboard providing that extra storage we all crave and housing the combi boiler, this is also spacious enough to make it en-suite if wanted.

Bedroom Two

10'7" x 8'11" (3.23m" x 2.72m")

Further good sized double bedroom, again neutrally decorated with parquet style flooring, with uPVC window to the rear and wall mounted radiator to finish.

Bedroom Three

7'6" x 6'8" (2.29m" x 2.03m")

Great third bedroom or ideal office space, neutral décor, parquet style flooring, wall mounted radiator and uPVC window to the rear.

Exterior

The front of the property oozes kerb appeal, with

Tel: 01709 894440

wrought iron gates opening to a paved area with steps leading to front entrance having a decorative column and side access with gate leading to the rear if needed.

The rear is a fully enclosed garden with plenty of opportunities and space to make the garden how you wish, currently having an established evergreen in place adding not only to the privacy of the garden but also a splash of colour.



Road Map



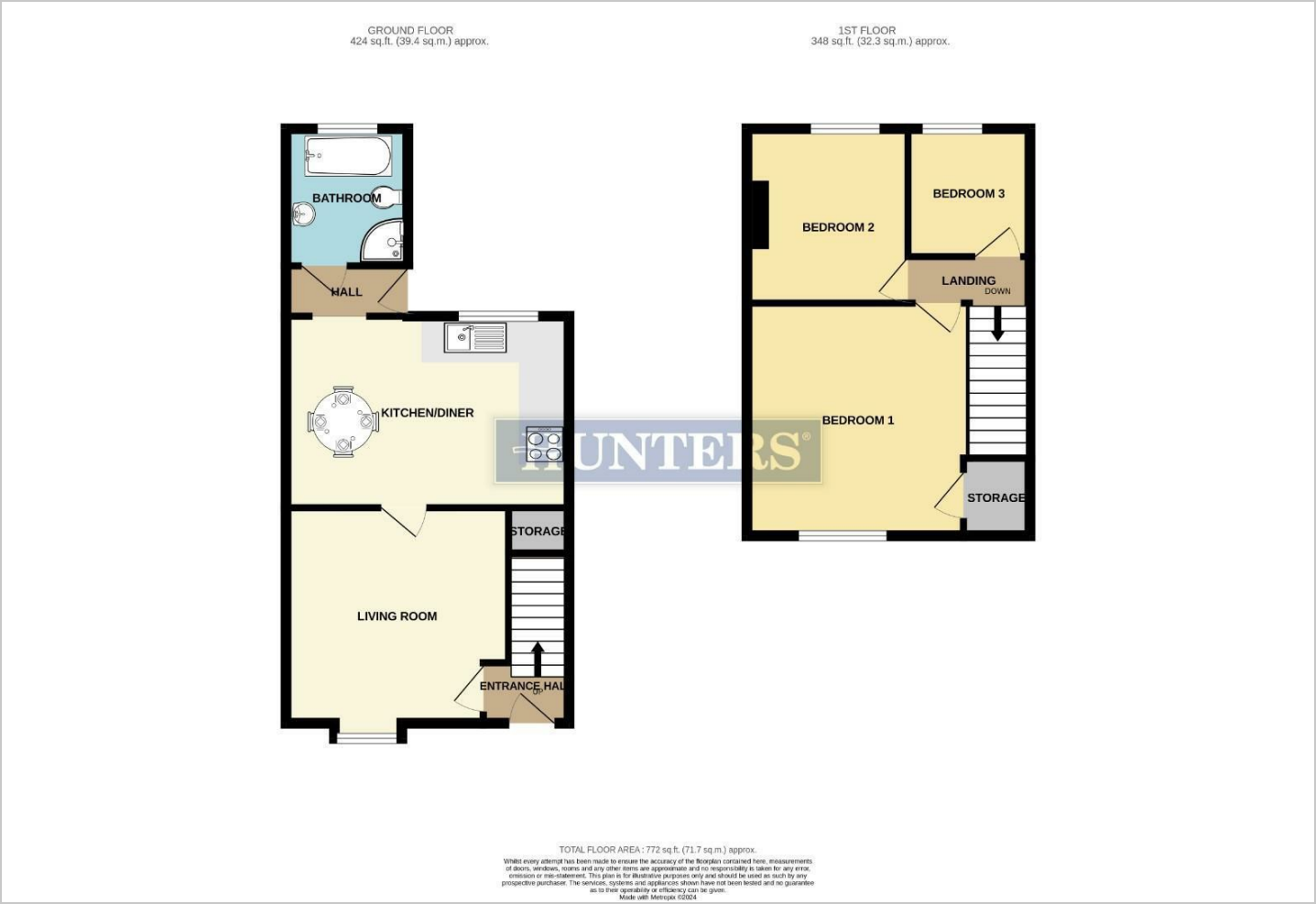
Hybrid Map



Terrain Map



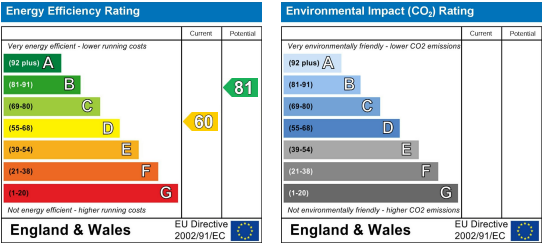
Floor Plan



Viewing

Please contact our Hunters Deane Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

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.