



Barnsley Road

Goldthorpe, Rotherham, S63 9AN

Offers In The Region Of £100,000



- THREE BEDROOM MID TERRACE PROPERTY
- FRONT AND REAR WELL MAINTAINED GARDENS
- GOOD COMMUTE LOCATION
- CLOSE TO ALL AMENITIES
- EPC RATING: TBC
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS THROUGHOUT
- OFF STREET PARKING
- GCH DG
- COUNCIL TAX BAND: A

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NEW TO THE MARKET IS THIS SPACIOUS THREE BEDROOM MID TERRACE FREEHOLD PROPERTY LOCATED ON A POPULAR ESTATE WITHIN GOLDTHORPE. Boasting no upward chain, off street parking, enclosed front and rear garden and generous dimensions throughout. Close to all local amenities and Goldthorpe train station with both being within an easy walking distance, Goldthorpe village offering supermarkets, local business, reputable schools and public houses, good links to Rotherham, Barnsley, Doncaster and Sheffield while also being within reach of the A1 and M1 making this an ideal location for any buyer! Property briefly comprises of living room, kitchen/diner, downstairs bathroom, three bedrooms and WC. VIEWINGS ARE A MUST!!

ENTRANCE HALL

Via a front uPVC entrance door this leads into the roomy entrance hall, having plenty of room for coats and shoes, staircase rising to first floor, wall mounted radiator and doors leading to the Lounge area. Handy large storage cupboard located to the side.

LOUNGE

13'00 x 13'09 (3.96m x 4.19m)

This spacious living room is full of character. Centred around the chimney breast with gas fire and surround giving a great focal point to the room. Filled with natural light via a large uPVC window to the rear, finished with laminate flooring and wall mounted radiator perfect room for entertaining family and friends. Further door leading to the Kitchen.

KITCHEN/DINER

11'07 x 12'05 narrowing to 6'07 (3.53m x 3.78m narrowing to 2.01m)

Family kitchen with an array of wall and base units fitted providing storage, complimentary work surface, with sink, drainer and matching mixer tap. under counter space and plumbing for washing machine. Built in electric hob with integrated oven. Window to the front, wall mounted radiator and further door leading into the rear hall.

HALL

Rear hall with door leading to downstairs bathroom and external door leading straight out into the rear garden.

BATHROOM

4'10 x 7'10 (1.47m x 2.39m)

A family bathroom with three piece suite. Comprising of panelled bath, low flush WC and pedestal wash hand basin. Fully tiled walls, wall mounted radiator with frosted window to the rear.

LANDING

Roomy carpeted landing with double glazed window to the front elevation and doors leading to all three bedrooms and WC. Large handy cupboard located to the side creating more storage

space if needed.

BEDROOM ONE

12'00 x 13'06 (3.66m x 4.11m)

A generous sized master bedroom with plenty of space for bedroom furniture. Comprises of uPVC window over looking the rear garden, carpet flooring and wall mounted radiator.

BEDROOM TWO

9'05 x 10'06 (2.87m x 3.20m)

A further double bedroom again with window to the rear, carpet flooring and wall mounted radiator.

BEDROOM THREE

9'09 x 6'11 (2.97m x 2.11m)

A good sized single bedroom with uPVC window to the front and wall mounted radiator.

WC

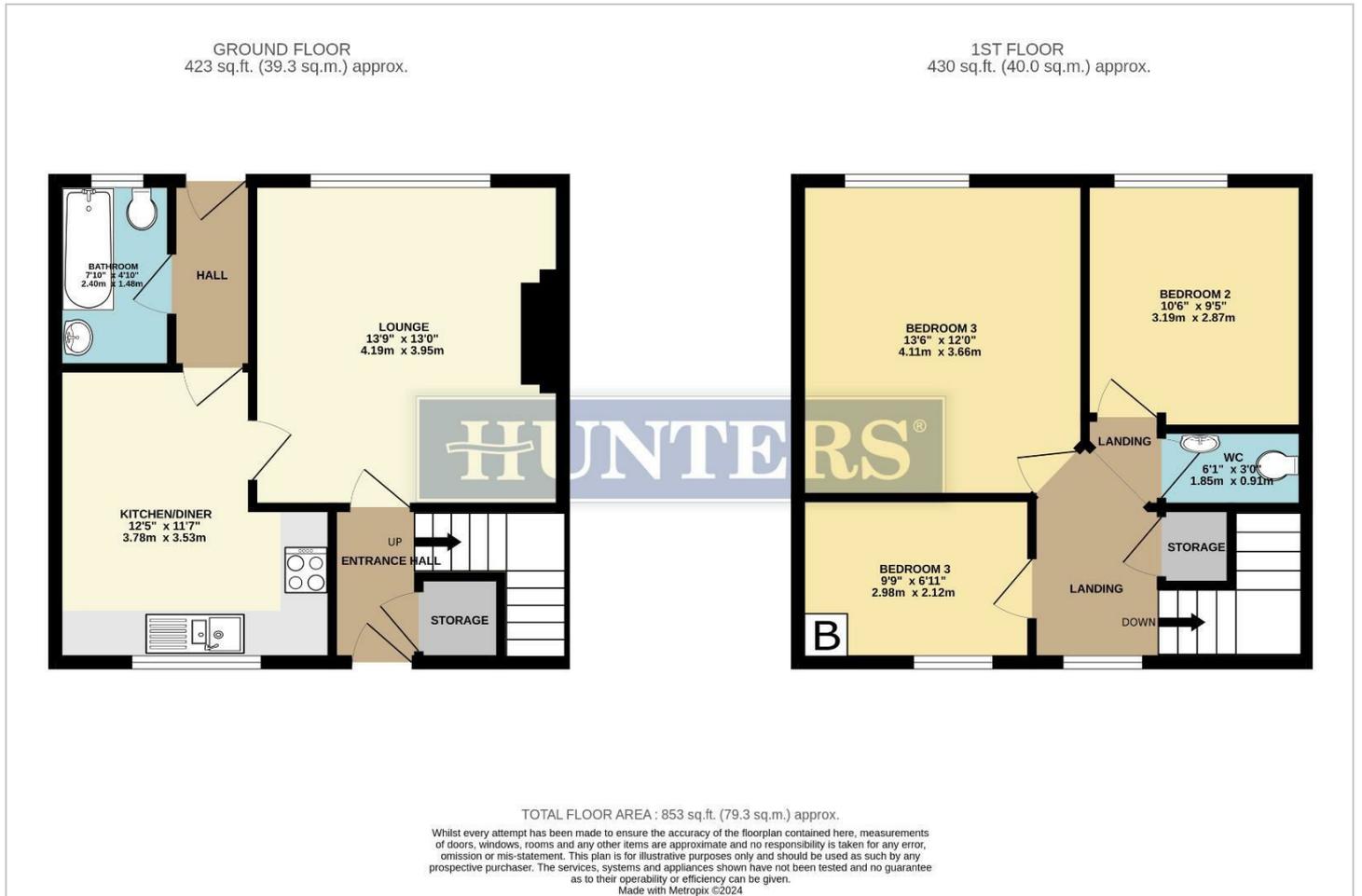
6'01 x 3' (1.85m x 0.91m)

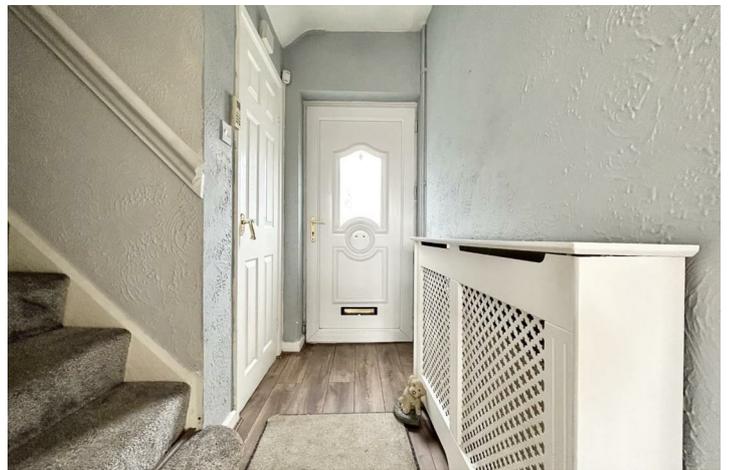
Handy addition to any busy household. Comprising of low flush WC, pedestal wash hand basin and easy to clean vinyl flooring.

EXTERIOR

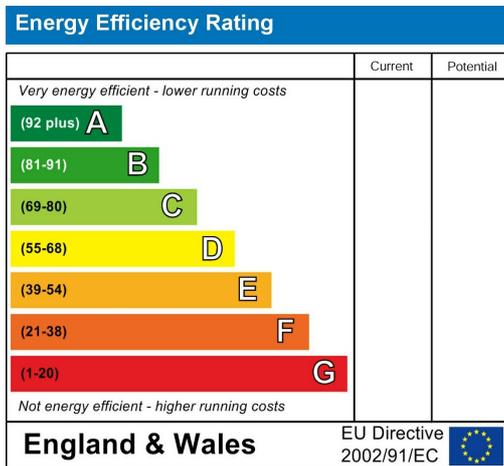
The property boasts great kerb appeal. Benefiting of front and rear enclosed gardens. Front garden area comprising of shrubs and plants, with gated pathway leading to the front entrance. At the rear of the property stands a good sized, easy to maintain rear garden. Fully enclosed with artificial grass and concrete patio area perfect for entertaining in the summer months. With plants and shrubs adding a splash of colour and pathway leading to down to the rear of the garden.

Floorplan





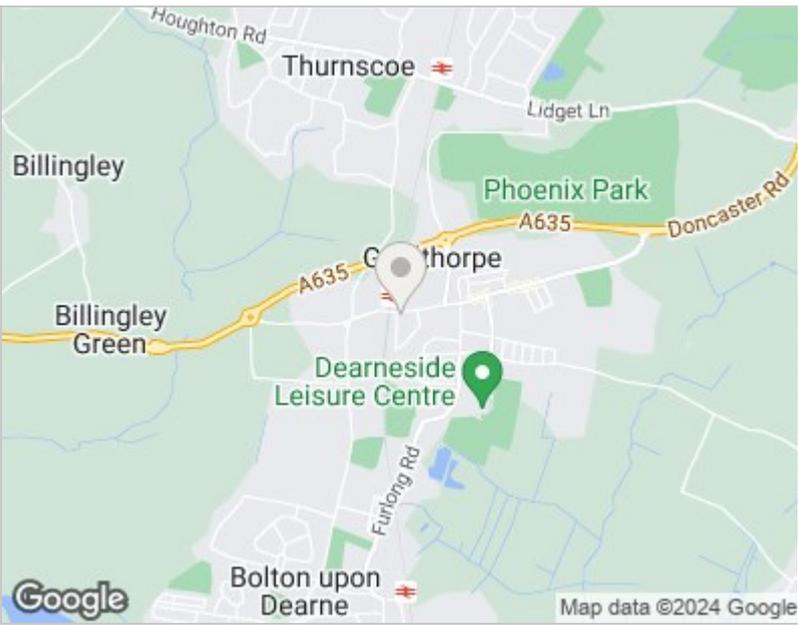
Energy Efficiency Graph



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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