



Risedale Road

Goldthorpe, Rotherham, S63 9NU

Offers In The Region Of £130,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- STUNNING REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: C
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- GOOD COMMUTE LOCATION
- NO UPWARD CHAIN
- COUNCIL TAX BAND: A

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BE QUICK TO TAKE A LOOK AROUND THIS SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY LOCATED WITHIN GOLDTHORPE. Boasting ample off road parking, no upward chain, well maintained front and rear gardens with generous dimensions throughout. Close to all local amenities, surrounded by reputable schools, good public transport links, within easy reach of the A1 and M1 making this an ideal spot. Property briefly comprises of kitchen, lounge, Dining Room, three Bedrooms and family Bathroom. Viewings are a must!!

ENTRANCE HALL

Through a brown uPVC entrance door this leads in to the hallway with staircase rising to first floor landing and doorways leading into the dining room, kitchen and storage cupboard.

LOUNGE

13'10 x 12'04 (4.22m x 3.76m)

A cosy living space with plenty of room for furniture. Comprising of decorative open chimney breast giving this room a cosy feel, large uPVC window looking out to the rear garden, carpet flooring and wall mounted radiator. Open arch way leaving straight into the dining area.

DINING ROOM

11'09 x 9'11 (3.58m x 3.02m)

Spacious dining area offering ample space for dining table and chairs. Having carpet flooring, wall mounted radiator and uPVC window to the front.

KITCHEN

8'05 x 12'04 narrowing to 7'10 (2.57m x 3.76m narrowing to 2.39m)

A splendid family kitchen hosting an array of wooden wall and base units providing plenty of storage space, complimentary work surfaces, built in stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for freestanding cooker and fridge freezer. Two uPVC windows to the side and rear with uPVC door leading out to the beautiful enclosed rear garden.

LANDING

Roomy landing having doors leading to all three bedrooms and bathroom. UPVC to the front elevation.

BEDROOM ONE

11'11 x 12'05 (3.63m x 3.78m)

A large master bedroom benefiting from built in storage. Comprising of neutral décor with wall mounted radiator, aerial point and rear facing uPVC window.

BEDROOM TWO

11'11 x 10'00 (3.63m x 3.05m)

A further good sized double bedroom offering a built in cupboard for extra storage, neutral décor, wall mounted radiator and front facing uPVC window.

BEDROOM THREE

10'07 x 7'05 (3.23m x 2.26m)

A good sized single bedroom having carpet flooring, wall mounted radiator and uPVC window to the rear exterior.

BATHROOM

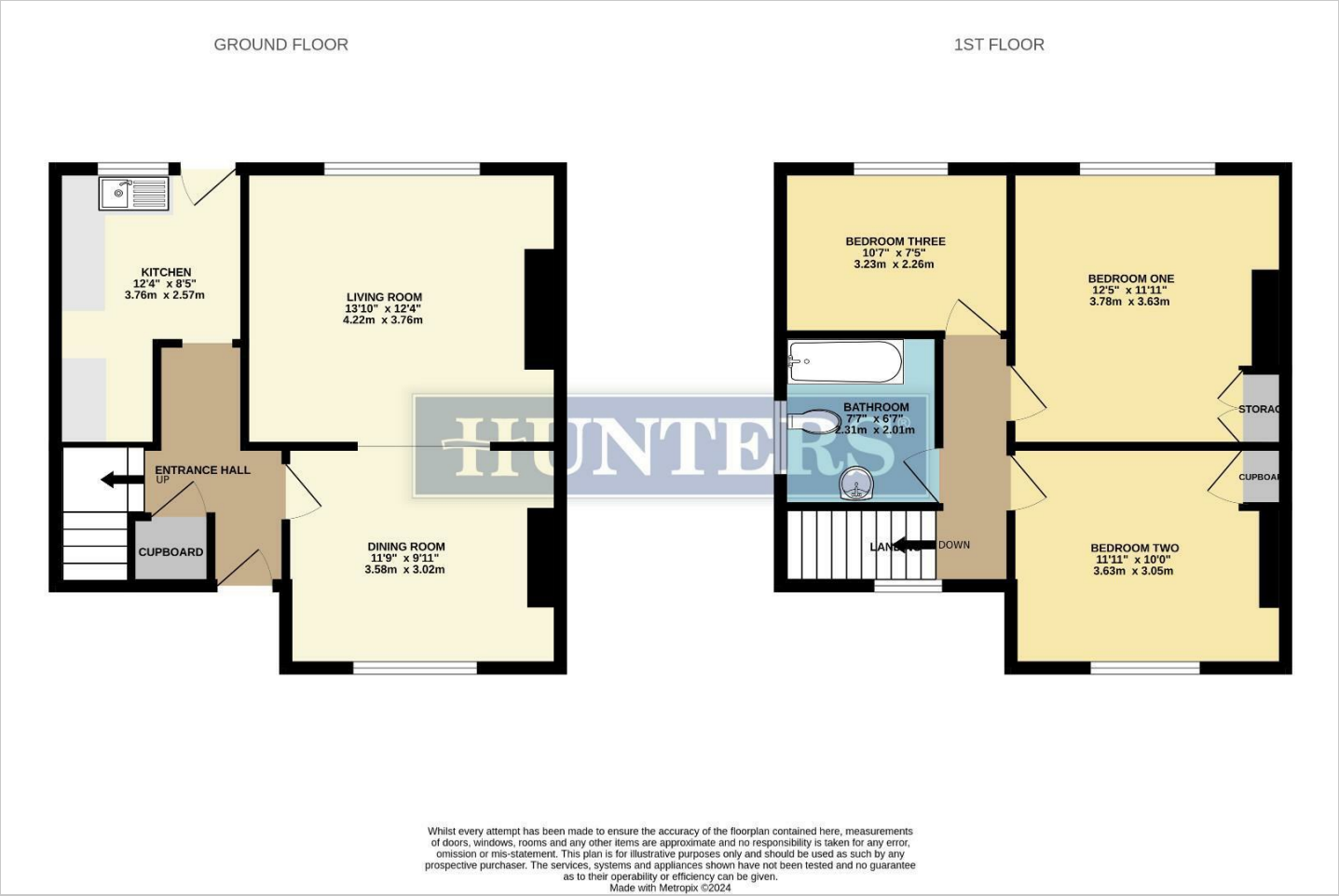
6'07 x 7'07 (2.01m x 2.31m)

A large family bathroom with three piece suite fitted having WC, wash hand basin and panelled bath with shower fitted over, tiles to walls, wall mounted radiator and large uPVC frosted glass window to the side elevation.

EXTERIOR

To the front of the property is an easy to maintain enclosed front garden with gated driveway offering off road parking. To the rear of the property is beautiful fully enclosed, well maintained garden area. Being mainly laid to lawn, with a large slab patio, perfect for entertaining family and friends in the summer months with pathway leading down the bottom.

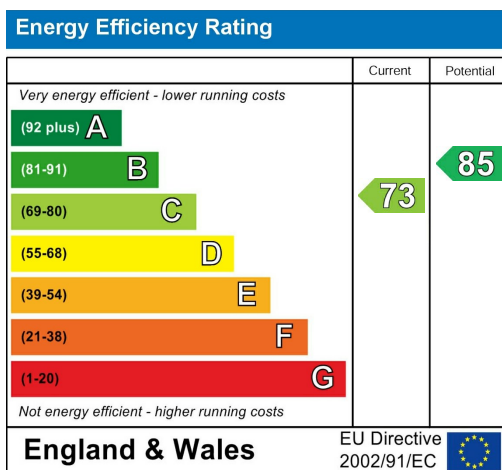
Floorplan







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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