

HUNTERS[®]

HERE TO GET *you* THERE



Lawnwood Drive

Goldthorpe, S63 9GD

£675 Per Month



A two bed first floor flat now available in Goldthorpe boasting private entrance, allocated parking, and easy access to the A1 and Manvers. Internally the property comprises of entrance, spacious lounge with archway to kitchen featuring an integrated oven and hob, two good sized bedrooms and family bathroom with shower over bath.



ENTRANCE HALL

Through a uPVC main entrance door this leads into the entrance hall giving access to the stairs rising to the first floor where this flat is located.

LANDING

Spacious landing with door leading to the lounge, both bedrooms and bathroom. Handy over storage cupboard located to the side.

LOUNGE 11'8" x 10'9" (3.56 x 3.28)

A bright and airy living space with large window to the rear filling this room with natural light creating a great space to entertain family and friends. Comprising of carpet flooring with wall mounted radiator and open arch doorway leading straight into the kitchen dining area.

KITCHEN 11'8" x 7'3" (3.56 x 2.21)

A neutrally decorated Wren fitted Kitchen with an array of wall and base units providing plenty of storage space, complimentary work surfaces and built in sink and drainer with matching mixer tap. Splash back tiling to walls, tiled flooring, wall mounted radiator with large uPVC window to the front.

BEDROOM ONE 11'8" x 9'4" (3.56 x 2.84)

A good sized double room consisting of uPVC window to the rear, wall mounted radiator and neutral décor. Plenty of space for adding bedroom furniture.

BEDROOM TWO 7'1" x 9'6" (2.16 x 2.90)

A further good sized bedroom consisting of neutral décor, wall mounted radiator and uPVC window to the front elevation.

BATHROOM 7'1" x 5'6" (2.16 x 1.68)

A generously sized contemporary bathroom. Comprising of panelled bath, low flush WC and wall mounted wash hand basin. Wall mounted radiator and frosted uPVC window to the side elevation.

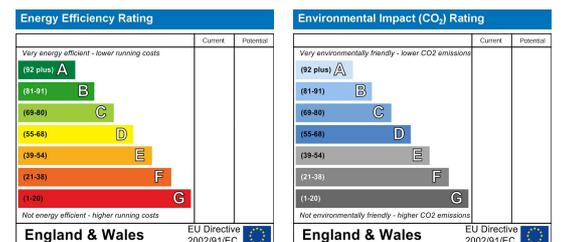
Area Map



Floor Plans



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.

1 Station Road, Chapeltown, Sheffield, S35 2XE

Tel: 0114 257 8999 Email: chapeltown@hunters.com <https://www.hunters.com>