



19 Ceramia Court, Goldthorpe, Rotherham, S63 9GR

DO NOT MISS THE ONE!

Welcome to Ceramia Court, on a popular residential estate in Goldthorpe. This well-presented three-bedroom end townhouse offering comfortable and modern living in a quiet cul-de-sac location is now available to view.

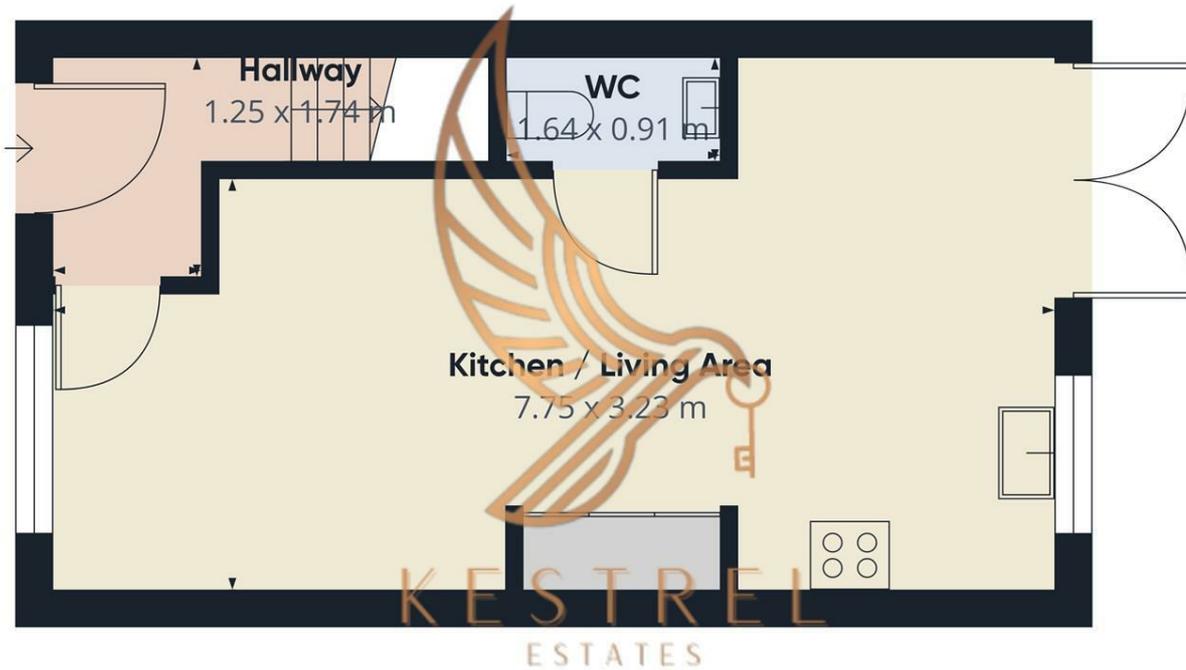
The property welcomes you with an entrance hall and staircase leading to the first floor, providing a bright and practical first impression. The ground floor offers open plan living, creating a bright and sociable space ideal for modern family life. The sleek kitchen is fully equipped with a range of built-in appliances including an oven, hob, extractor, microwave, fridge freezer, washing machine and dishwasher, making it ideal for everyday convenience. To the rear, the living space benefits from a dining room and patio doors that open out onto a private garden with both patio and a lawn area, perfect for relaxing or entertaining.

The home also features a convenient downstairs WC, while upstairs offers three well-proportioned bedrooms and a family bathroom. Additional benefits include double glazing throughout, a modern combi boiler and a Hive heating system for efficient and controllable warmth. Externally, the driveway provides two parking spaces.

Ideally located, the property is close to a range of local amenities including shops and supermarkets, as well as

- 3 Bedroom End Town House
- Built-in Kitchen Appliances
- Open Plan Living
- Patio Doors to Rear Garden
- Off Road Parking for 2 Vehicles
- Downstairs W/C
- Neutrally Decorated
- Close to Amenities, Schools and Shops
- Highly Sought After Residential Estate
- Viewing Highly Recommended

£160,000



Approximate total area⁽¹⁾
32.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	