

HUNTERS[®]

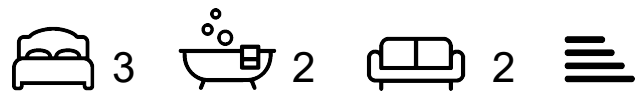
HERE TO GET *you* THERE



Pickhills Avenue

Goldthorpe, Rotherham, S63 9JE

Offers In The Region Of £220,000



Council Tax: B



8 Pickhills Avenue

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KITCHEN

9'11 x 9'05 (3.02m x 2.87m)

Stepping into the property you are greeted by this modern kitchen. Having an array of wall and base units providing storage, contrasting work surface over with sink, drainer and stainless steel mixer tap, integrated electric oven with four ring electric hob and extractor over, space and plumbing for washing machine. Tiled flooring with under floor heating, wall mounted radiator, uPVC half bay window to the front and storage cupboard located to the side. Further door leading into the inner hall.

HALL

Bright and spacious hall with carpeted stairs leading to the first floor. Beautiful double wooden doors leading to the Lounge with further doors leading to the Dining Area and downstairs Shower Room.

LOUNGE

11'11 x 19'09 (3.63m x 6.02m)

Adding further wow factor to this family home. This charming living space is basking in natural light through a large double glazed French doors leading straight into the stunning rear garden. The room hosts an impressive multi fuel log burner giving a great focal point to the room and a cosy feel in the wintry months. Having plenty of room for furniture with under floor heating, wall mounted radiators, aerial point and telephone point in place.

DINING AREA

11'11 x 13'01 (3.63m x 3.99m)

Beautifully designed dining area with uPVC window to the front. Comprising of wall mounted radiator with plenty of space for a dining table and chairs, with open fire place and carpet flooring creating the perfect space for entertaining family and friends.

DOWNSTAIRS SHOWER ROOM

5'01 x 3'06 (1.55m x 1.07m)

Handy addition to any busy household. Being fully tiled comprising of WC with built in wash hand basin, corner shower unit, tall heated towel rail and uPVC frosted window to the rear.

LANDING

The spacious layout continues, from landing doors lead to all three bedrooms and family bathroom. With neutral décor, carpet flooring and beautiful wooden banister. UPVC window allowing natural sources of light.

BEDROOM ONE

12'00 x 13'01 (3.66m x 3.99m)

An sumptuous master bedroom, boasting of fitted wardrobes with plenty of room for extra bedroom furniture. Stylish décor with large uPVC window, carpet flooring and wall mounted radiator.

BEDROOM TWO

A further double bedroom dazzling with neutral décor. Having carpet flooring, wall mounted radiator and uPVC window to the rear exterior looking out to the surrounding views. Plenty of space for bedroom furniture with built in wardrobes providing the storage space we all crave.

BEDROOM THREE

A good sized third bedroom with plenty of storage space with two built in wardrobes. Comprising of wall mounted radiator and uPVC window to front exterior.

BATHROOM

An elegant family bathroom fitted with three piece

Tel: 01709 894440

suite. Comprising of free standing roll top claw foot bath with shower attachment, WC and wash hand basin. Extra bonuses of tiled flooring , tall vertical panelled wall mounted radiator and frosted uPVC window to the rear.

GARAGE

Attached garage offering extra storage space or further secure off road parking. With electric roller garage door.

EXTERIOR

The property boasts great kerb appeal with an extensive, easy to maintain driveway providing off road parking. To the rear of the property is a fully enclosed, well maintained, sun trap garden. Mainly laid to lawn, with a sizeable patio area creating the perfect place to sit and unwind in the summer months. Surrounding by beautiful plants and shrubs creating splashes of colour to your view, with further wooden gate leading straight on the field for the nice strolls with the dog.



Road Map



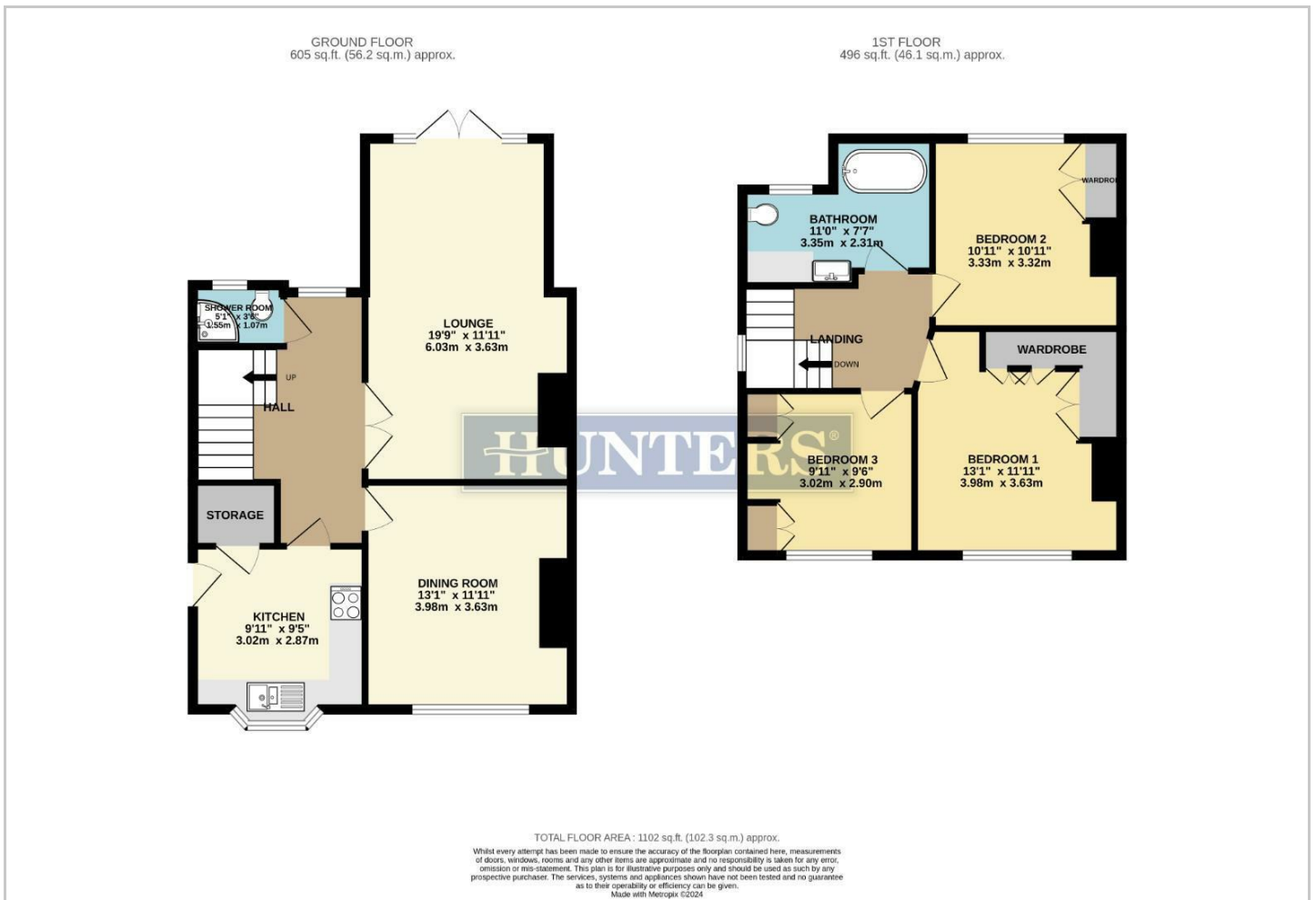
Hybrid Map



Terrain Map



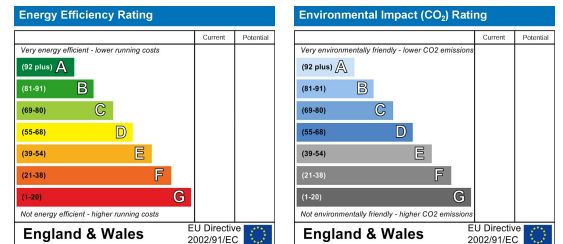
Floor Plan



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.

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.

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