

# HUNTERS<sup>®</sup>

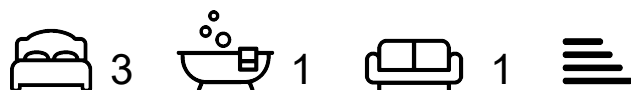
HERE TO GET *you* THERE



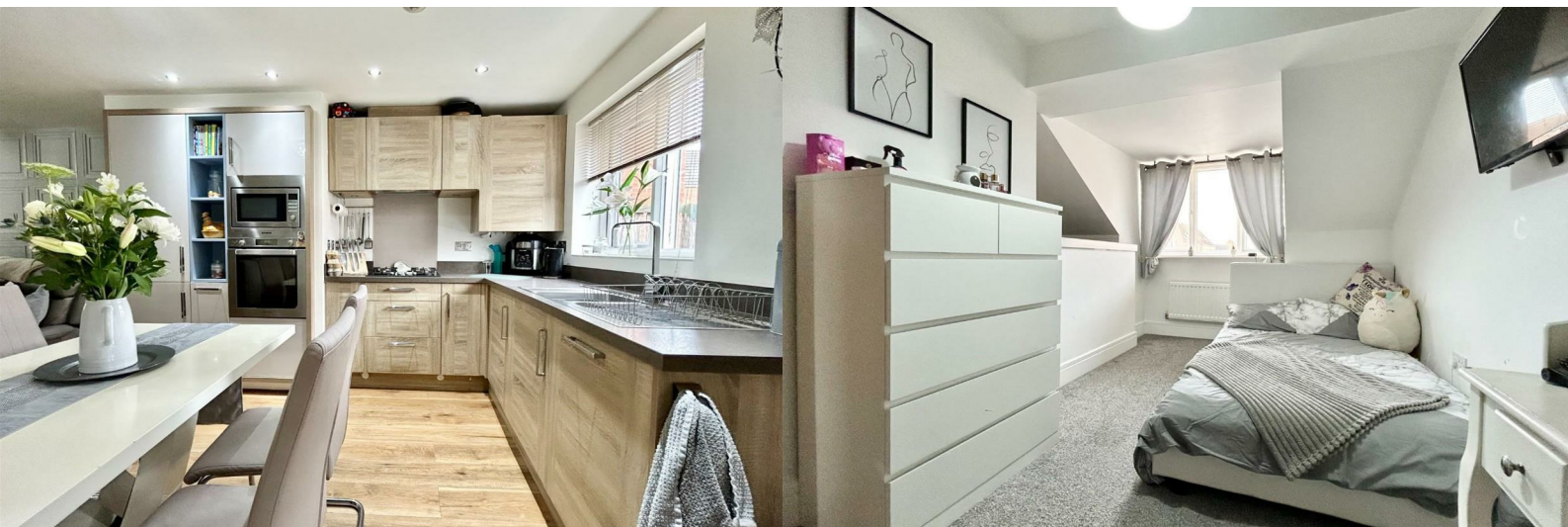
## Thornham Meadows

Goldthorpe, Rotherham, S63 9GL

Guide Price £180,000 - £185,000



Council Tax: C



# 41 Thornham Meadows

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## ENTRANCE HALL

Through a white composite door this leads into the neutral hallway, ideal for coats and shoes, having wall mounted radiator, small uPVC window to the side letting in extra light, staircase rising to first floor landing and doorways leading to the lounge area.

## KITCHEN/LOUNGE

26'10 x 14'10 narrowing to 7'05 (8.18m x 4.52m narrowing to 2.26m)

A bright and airy open plan living room/kitchen fitted with a modern and well presented kitchen, comprising of an array of wall and base units adding storage space, contrasting work surface over with sink, drainer and mixer tap. Benefiting of integrated four ring gas hob with extractor fan over, built in fridge freezer, integrated oven and microwave as well as dishwasher and washing machine. Two uPVC windows to the front and rear with plenty of space for extra furniture. Laminate flooring with wall mounted radiator, aerial and telephone point in place and further doors leading to downstairs WC and enclosed rear garden.

## DOWNSTAIRS WC

5'03 x 3'06 (1.60m x 1.07m)

A handy addition to any household, this serene room comprises of low flush WC, wash hand basin, tiled flooring, wall mounted radiator and uPVC frosted window to the rear.

## LANDING

From landing all doors lead to all three bedrooms, storage room and family bathroom.

## BEDROOM ONE

7'10 x 16'06 (2.39m x 5.03m)

A generous sized master bedroom with front facing uPVC window filling the room with natural sources of light. Wall mounted radiator and carpet flooring with benefit of a modern fitted sliding door wardrobe adding that extra storage we all crave.

## BEDROOM TWO

10'04 x 12'09 narrowing to 8'11 (3.15m x 3.89m narrowing to 2.72m)

A stunning spacious double room with built in two sliding door wardrobe. Carpet flooring with wall mounted radiator and uPVC window overlooking the rear garden.

## BEDROOM THREE

8'10 x 7'07 (2.69m x 2.31m)

Good sized third bedroom with neutral décor with carpet flooring, wall mounted radiator and uPVC window to the front.

## BATHROOM

7'01 x 5'06 (2.16m x 1.68m)

Beautifully presented family bathroom with three piece suite comprising of low flush WC, wash hand basin with storage underneath and panelled bath with shower over and glass screen, splash back tiling, vinyl flooring and uPVC frosted window to the rear.

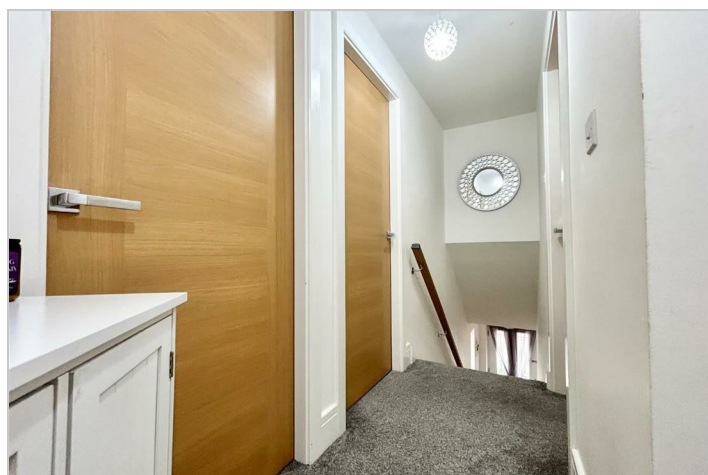
## GARAGE

With up and over door, offering that extra secure storage we all crave or further off road parking with power and lighting.

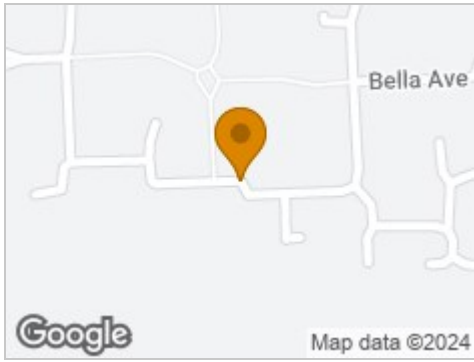
## EXTERIOR

Tel: 01709 894440

To the front of the property has great kerb appeal with small laid to lawn area with pathway leading to the front door. Driveway and garage creating secure off road parking. To the rear of the property is a low maintenance enclosed garden, partly laid to lawn with patio area ideal for seating in the summer months.



## Road Map



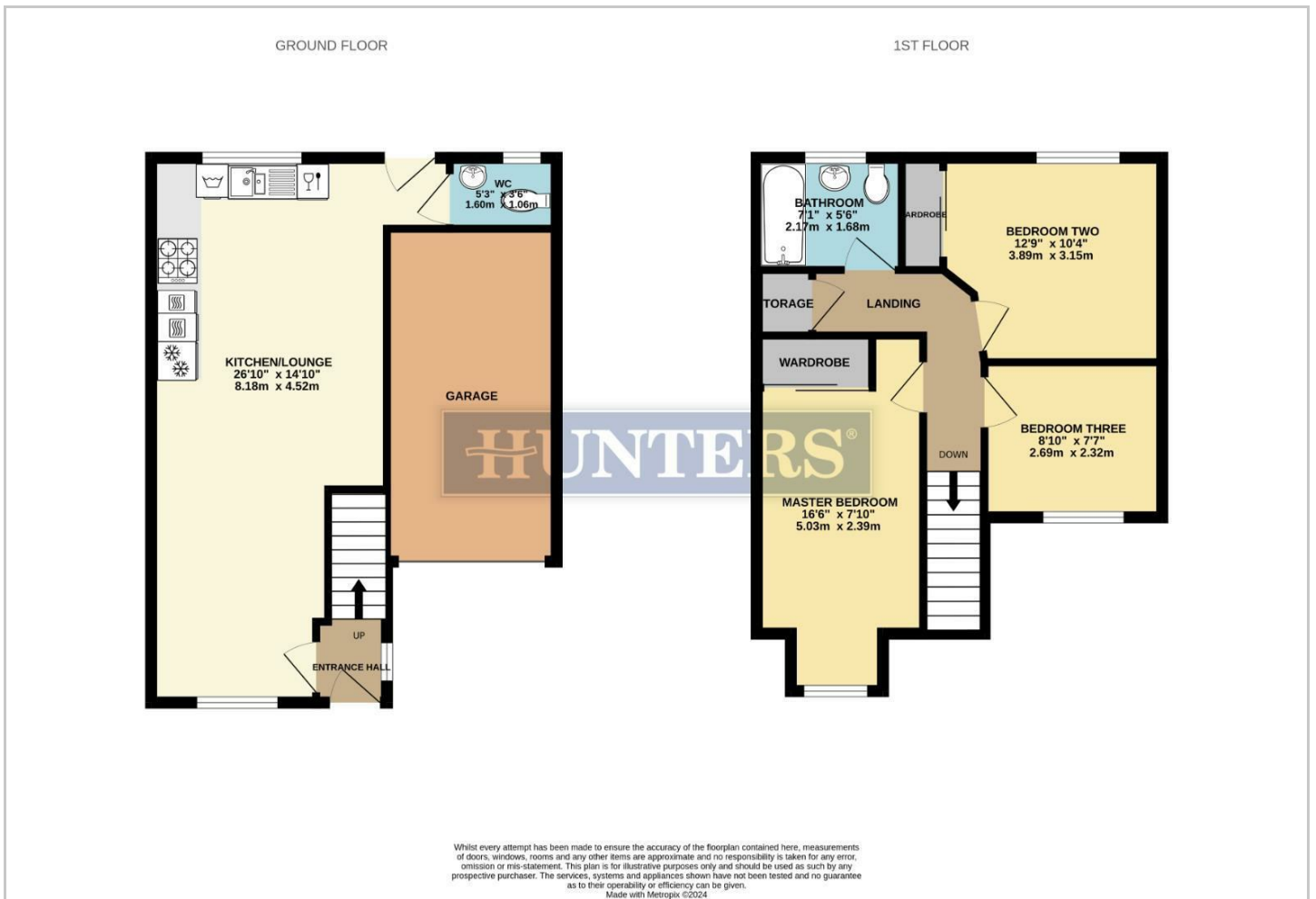
## Hybrid Map



## Terrain Map



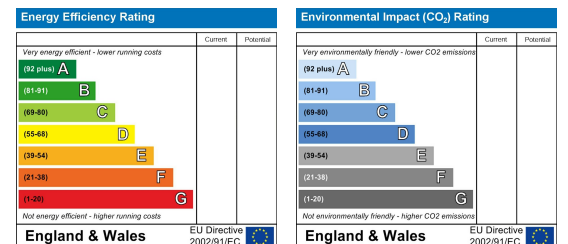
## Floor Plan



## 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.