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Lower Mill Close

Goldthorpe, Rotherham, S63 9BY

Offers In The Region Of £190,000



Tel: 01709 894440

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CALL NOW TO AVOID DISAPPOINTMENT ON THIS LARGE TWO BEDROOM DETACHED FAMILY BUNGALOW, BEING ADAPTED FOR WHEELCHAIR ACCESS WITH A RANGE OF OPTIONS TO SUIT ALL PARTIES. LOCATED WITHIN A SOUGHT AFTER PART OF HIGHGATE, GOLDTHORPE. Boasting off road parking and detached garage, well maintained gardens to the front and rear of the property, two good sized bedrooms with modern fixture and fittings throughout as well as a large conservatory. Close to all local amenities, with Goldthorpe village only a short walk away offering supermarkets, local business and public houses, good transport links either via rail or road to Barnsley, Doncaster, Rotherham and Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot for any buyer. Briefly comprises of kitchen, conservatory, living room, two bedrooms and bathroom. VIEWINGS ARE A MUST!!

KITCHEN

17'00 x 9'04 (5.18m x 2.84m)

The hub of the home stands this impressive kitchen area, having a modern well designed kitchen in white high gloss designed to be made accessible and easy to use. With an array of wall and base units providing storage, complimentary work surface over with stainless steel sink, drainer and mixer tap, integrated lowered four ring electric hob with integrated electric oven, integrated fridge and integrated freezer. Walk through pantry area providing built in storage and uPVC door leading straight into the conservatory. Further door leading into the inner hall.

CONSERVATORY

18'02 x 12'09 narrowing to 6'00 (5.54m x 3.89m narrowing to 1.83m)

Opening into the rear garden with plenty of uPVC windows, this space conservatory really does bring the out doors in. Comprising of laminate flooring, spacious dimension to be used as your wish with workspace to the side providing space and plumbing for washing machine. Further UPVC door leading out into the rear garden.

HALL

Doors leading to the Lounge, Master bedroom and Bathroom. Handy storage located to the side storing the house boiler.

LOUNGE

10'08 x 20'04 (3.25m x 6.20m)

Bright and airy living space with large uPVC window to the front and window to the side filling this room with natural light. Comprises of neutral décor with wall mounted radiator and aerial point in place with further door giving access to the second bedroom.

BEDROOM ONE

16'10 x 10'01 (5.13m x 3.07m)

Generously sized master bedroom with uPVC French doors to the rear leading straight into the conservatory. Benefitting of laminate flooring, wall mounted radiator with built in over bed storage with plenty of space to add storage if needed.

BEDROOM TWO

7'03 x 12'03 (2.21m x 3.73m)

Further good sized second bedroom with neutral décor with carpet flooring, wall mounted radiator and uPVC window to the front exterior.

BATHROOM

5'01 x 3'08 (1.55m x 1.12m)

A family bathroom with three piece suite. Comprising of panelled bath with shower over, built in low flush WC and pedestal wash hand basin. Fully tiled walls and flooring with wall mounted radiator with frosted window to the side.

GARAGE

Providing further storage the large detached garage having electric roller door, with power and lighting in place and to the side a further exit door with window looking into the garden.

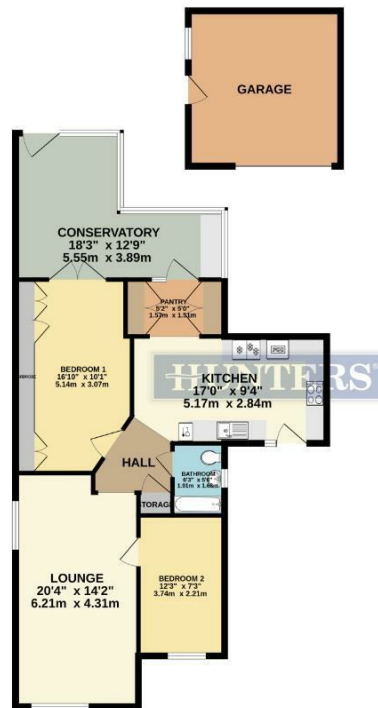
EXTERIOR

To the front of the property stands a beautiful and well maintained garden. Designed to be easy to maintain with path and driveway leading to the front electric door. Established shrubs and plants to the borders adding a splash of colour.

To the rear of the property is again an easy to maintain garden area, with beautifully presented patio ideal for relaxing in the summer months. Fully enclosed with fencing all around and access to the detached garage.

Floorplan

GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.

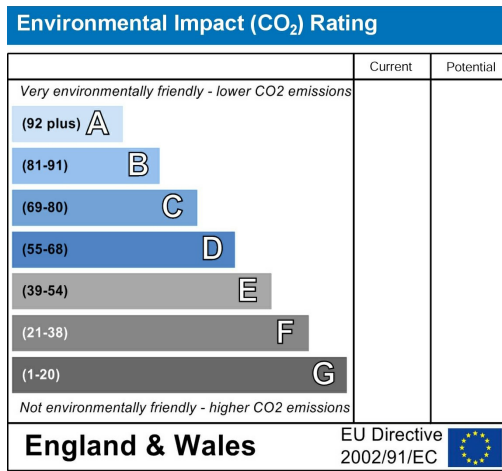
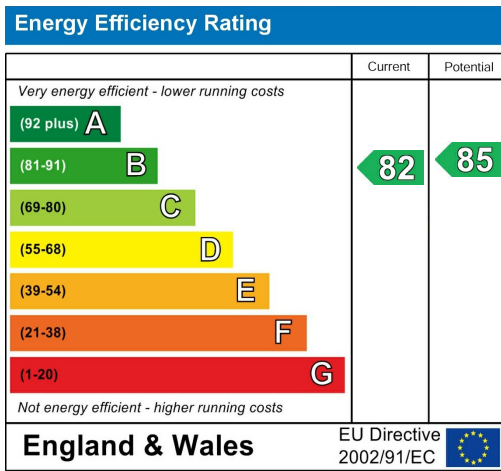
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of basic sections, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12024.







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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