



Pickhills Avenue

Goldthorpe, Rotherham, S63 9JE

Guide Price £220,000 - £230,000



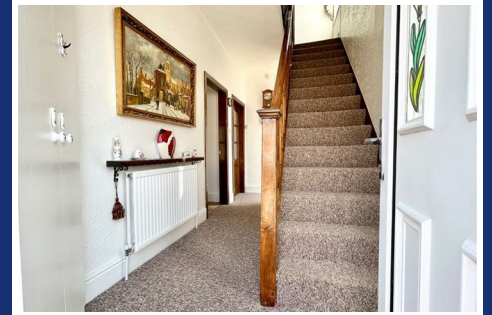
- THREE BEDROOM SEMI DETACHED PROPERTY
- PLENTY OF SCOPE TO EXPAND
- BEAUTIFUL LARGE REAR GARDEN
- GENEROUS DIMENSIONS
- EPC RATING: TBC

- SOUGHT AFTER LOCATION
- AMAZING VIEWS
- OFF ROAD PARKING WITH GARAGE
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: B

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TAKE A LOOK AROUND THIS SPACIOUS, THREE BEDROOM SEMI DETACHED PROPERTY, located in a sought after road within Goldthorpe. This stunning property has plenty of potential to make it the perfect family home that anyone would be proud of. Offered with generous dimension throughout, built in storage, potential to expand, an internal viewing is strongly recommended. Close to local amenities, surrounded by reputable schools, hosting good public transport links, within easy reach of the A1 and M1 making this an ideal spot for any family. Boasting an amazing rear garden with stunning views of the surrounding fields and woodlands with secure off road parking. Property briefly comprises lounge, second reception room, kitchen, three bedrooms and family bathroom. Call now to avoid missing out!!!

ENTRANCE HALL

Through a white uPVC front entrance door with leads you into an impressive entrance hall, a great first impression on any guest, comprising neutral décor, carpet flooring, wall mounted radiator, uPVC window to the side with under stairs storage cupboard. Doors leading to the Lounge, Second reception room and Kitchen with uPVC side external door.

LOUNGE

12'05 x 14'07 including bay window (3.78m x 4.45m including bay window)

Step into this sumptuous living room, where a chimney breast with gas fire gives a great focal point and cosy feel to the room, comprising of carpet flooring with wall mounted radiator. The room is drenched in natural light through a large uPVC window looking out into the beautiful garden. with views of the surrounding fields and woodland.

SECOND RECEPTION ROOM

12'05 x 11'05 (3.78m x 3.48m)

Good sized second reception room to be used as you wish. Comprising of wall mounted radiator with plenty of space for furniture, with large uPVC window to the front and carpet flooring. Gas fire located in the centre of the room creating a great focal point.

KITCHEN

7'03 x 9'02 (2.21m x 2.79m)

Fitted with an array of wall and base units adding storage, complimentary work surface over, sink, drainer and matching mixer tap, space for free standing cooker and fridge freezer with under counter space and plumbing for washing machine. Splash back tiles, uPVC window to the rear and wall mounted radiator.

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 and uPVC window to the side elevation.

BEDROOM ONE

12'00 x 11'04 (3.66m x 3.45m)

To the rear of the property the master bedroom is a large double room with ample space for a king sized

bed. Finished with built in wardrobes providing the storage space we all crave, carpet flooring, wall mounted radiator and large uPVC window overlooking the rear garden and looking out to the amazing views.

BEDROOM TWO

12'00 x 12'07 (3.66m x 3.84m)

A further good sized double bedroom. Neutral décor with built in wardrobes and carpet flooring with plenty of room for bedroom furniture. Comprising of wall mounted radiator and uPVC window to the front elevation.

BEDROOM THREE

7'03 x 8'05 (2.21m x 2.57m)

Bedroom three is a brilliant sized third room. If three bedrooms aren't needed this room will make the perfect office space. With built in storage, wall mounted radiator and uPVC window to the rear.

BATHROOM

6'04 x 6'01 (1.93m x 1.85m)

Family sized bathroom with three piece suite, comprising panelled bath, low flush WC, and wash hand basin. Fully tiled walls with vinyl flooring, wall mounted radiator and frosted uPVC window.

GARAGE

Creating secure of street parking or extra storage space with large double wooden doors.

EXTERIOR

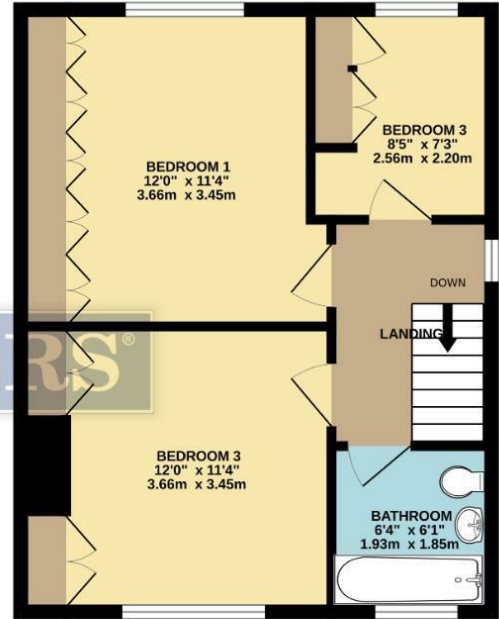
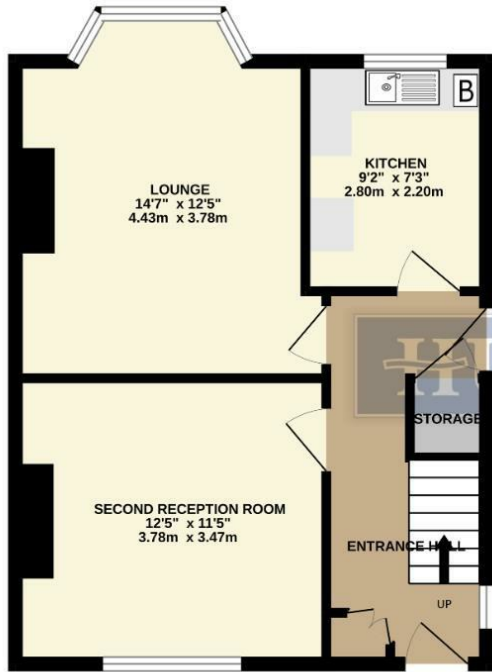
To the front of the property is a sweeping driveway, allowing off road parking. The walled garden to the front of the property is created to be easy to maintain whilst providing great kerb appeal from the property.

The extensive rear garden however is the piece de resistance of this property, being the perfect sun spot enjoying not only the views but the delightful sunsets. Mainly laid to lawn with an extensive slabbed area running the entire length of the property, perfect for entertaining in the summer months, surrounding by hedging with plants and shrubs bringing colour to your view. Having it's very own rear gate allowing access straight onto the fields behind. What more can one wish for.

Floorplan

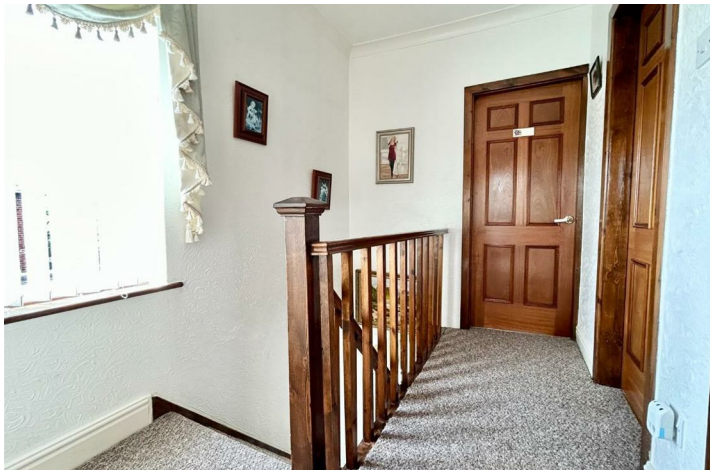
451 sq.ft. (41.9 sq.m.) approx.

446 sq.ft. (41.5 sq.m.) approx.



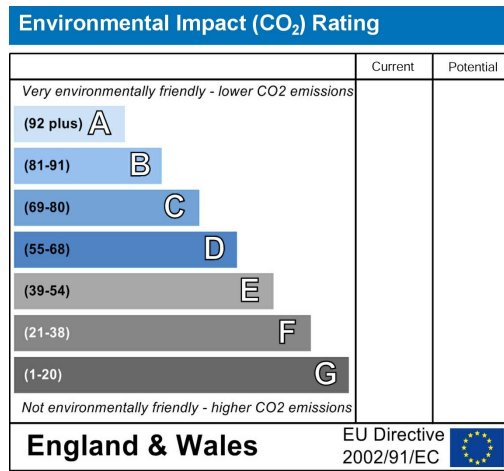
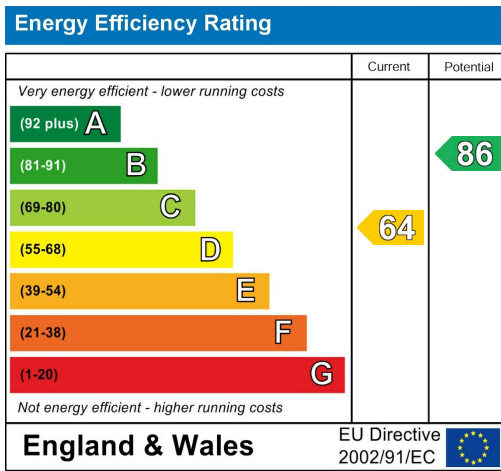
TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements







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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