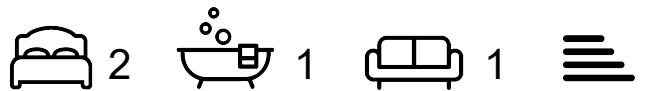




## Furlong Court

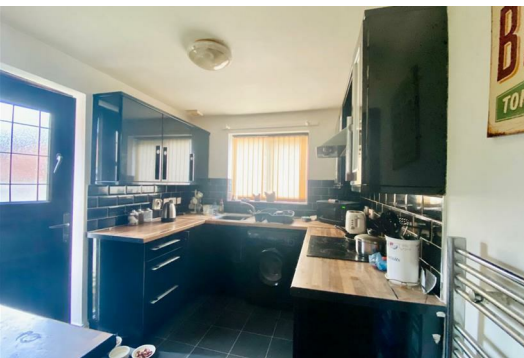
Goldthorpe, Rotherham, S63 9PZ

Guide Price £135,000 - £150,000



\*\*\* Guide Price £140,000 to £150,000 \*\*\*

CALLING ALL BUYERS, TAKE A LOOK AT THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW, WITH GARAGE, LOCATED ON A POPULAR ESTATE WITHIN GOLDTHORPE. Boasting a spacious and well designed layout, off road parking with drive and detached garage, no upward chain and enclosed rear/side garden. Close to all local amenities, surrounded by reputable schools, with good links via road or rail to Rotherham, Barnsley, Doncaster and Sheffield, while also being within easy reach of the A1 and M1. Property briefly comprises of living room, kitchen, two bedrooms and shower room. VIEWINGS ARE A MUST!!



## Porch

Via a uPVC wood effect door this opens in to the room entrance porch, ideal for coats and shoes, with a decorative circular window to the front and door opening to the living room.

## Living Room 17'04" x 9'04" (5.28m" x 2.84m")

Step inside the light and airy living space with bay windows to both the front and side elevations filling the room with natural light, decorative electric fire gives the room not only a focal point but a cosy feel, wall mounted radiator, aerial point and door opening to the hall way finishes this space.

## Kitchen 10'02" x 7'11" (3.10m" x 2.41m")

The well designed kitchen has an array of wall and base units in black high gloss providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching taps, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine with splash back tiles, window to the side election and uPVC barn style door opens to rear, the kitchen also houses the property combi boiler.

## Bedroom One 11'06" x 9'01" (3.51m" x 2.77m")

Generously sized master bedroom with ample room to add storage and furniture, neutrally decorated with wall mounted radiator and uPVC window to the front.

## Bedroom Two 10'06" x 8'00" (3.20m" x 2.44m")

Further good sized double bedroom, decorated in neutral tones with uPVC window to the side elevation and wall mounted radiator.

## Shower Room 6.01" x 4'10" (1.83m.0.30m' x 1.47m")

The shower room/wet room is tiled for easy clean with window to the rear, low flush WC, pedestal wash hand basin and electric shower with heated towel rail to finish.

## Exterior

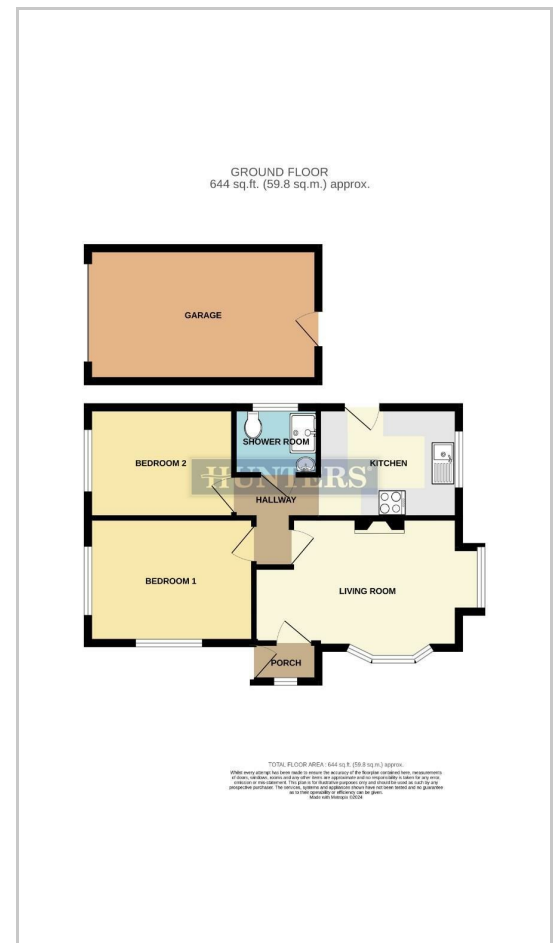
To the rear is a paved patio area ideal for seating in the warmer months, with door giving access to the rear of the garage and a side garden mainly laid to lawn leading up to the front of the bungalow.

The detached garage provides secure off road parking while also having a drive, the garage can be accessed via an up and over door.

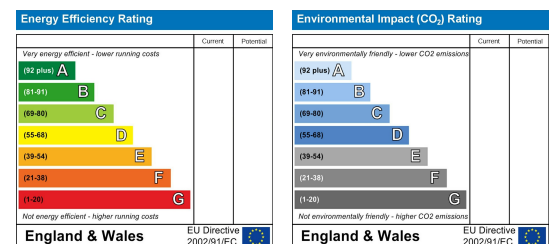
## Area Map



## Floor Plans



## 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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