



## Flower Street

Goldthorpe, Rotherham, S63 9NS

Guide Price £120,000 - £130,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- GOOD COMMUTE LOCATION
- OFF ROAD PARKING / DRIVEWAY
- GENEROUS DIMENSIONS
- EPC RATING: D
- GARAGE/WORKSHOP
- BEAUTIFUL ENCLOSED REAR GARDEN
- OPEN PLAN RECEPTION ROOMS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Welcome to this charming property located on Flower Street in the delightful area of Goldthorpe, Rotherham. This lovely house boasts generous dimensions, offering ample space for comfortable living.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features three cosy bedrooms, providing plenty of space for a growing family or for those in need of a home office or guest room.

The house includes a well-appointed bathroom, ensuring convenience for all residents. Additionally, the presence of a garage/workshop adds to the practicality of this wonderful home, providing secure parking or extra storage space. Don't miss out on the chance to make this house your own and enjoy the benefits of living in such a lovely property in Goldthorpe. Contact us today to arrange a viewing and take the first step towards finding your dream home!

## PORCH

Make an entrance with this perfect handy area to take off those muddy shoes. Filled with natural light through uPVC windows with further uPVC door leading into the entrance hall.

## ENTRANCE HALL

Comprising of wall mounted radiator with staircase to first floor and doorways leading straight into the lounge area.

## LOUNGE

13'02 x 16'11 (4.01m x 5.16m)

Beautifully designed Lounge area with large uPVC bay window filling the room with natural sources of light making this the perfect design for the principle reception room. Comprising of carpet flooring with wall mounted radiator and ariel point in place with large open doorway through to the Diner. The focal point of the room is the attractive fireplace in the centre creating a cosy feel to the room.

## DINING ROOM

17'04 x 12'01 (5.28m x 3.68m)

Having matching carpet flooring as living area with wall mounted radiator with plenty of space for a dining table and chairs. Plenty of scope to use as you wish, having stairs rising to upper part of the room benefitting from understairs cupboard and two uPVC windows. Further door leading to the Kitchen.

## KITCHEN

5'08 x 12'04 (1.73m x 3.76m)

A family kitchen, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, space for freestanding cooker with extractor fan over and room for tall fridge freezer. Neutrally decorated with splash back tiling and tiled flooring, wall mounted radiator and uPVC windows to the rear and side. UPVC external door leading out to the side of the property and further door leading into the utility room providing the perfect place for washing machine and dryer.

## BATHROOM

4'07 x 8'08 (1.40m x 2.64m)

A good sized family bathroom with three piece white fitted comprising of low flush WC, pedestal sink and panelled bath with shower over and glass screen. Splash back tiles to walls with uPVC frosted window to the rear and heated towel rail.

## LANDING

Carpeted landing with doorways lead to all three bedrooms. Comprising of neutral décor and uPVC window to the side elevation.

## BEDROOM ONE

13'02 x 13'02 (4.01m x 4.01m)

A spacious double bedroom hosting large uPVC front facing window filling the room with natural sources of light, carpet flooring and wall mounted radiator. Plenty of space for bedroom furniture with storage cupboard located in the corner.

## BEDROOM TWO

8'11 x 12'02 (2.72m x 3.71m)

A further good sized double bedroom comprising of carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

## BEDROOM THREE

7'01 x 8'11 (2.16m x 2.72m)

Good sized third bedroom comprising of carpet flooring with wall mounted radiator and uPVC window to the rear.

## GARAGE/WORKSHOP

Offering that extra secure storage we all crave or further off road parking with power and lighting. Currently being used as the workshop with uPVC window and door leading to the side and up and over garage door.

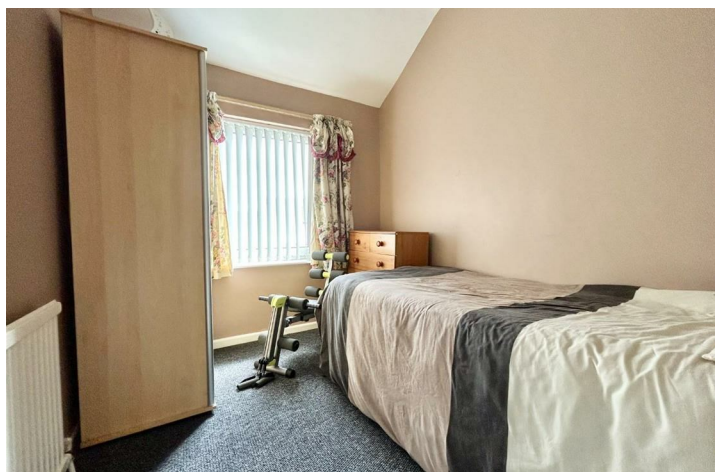
## EXTERIOR

The front of the property has great kerb appeal. Having gated driveway providing off road parking with pathway leading to the front entrance door and metal gate allowing access to the rear garden and garage.

The magnificent grounds of this family home make a great impression on any guest, having a well landscaped easy to maintain garden area, benefiting from artificial grass with slabbed patio area being the perfect place to sit and unwind in the summer months. Hosting beautiful plants and shrubs providing splashes of colour to your view.

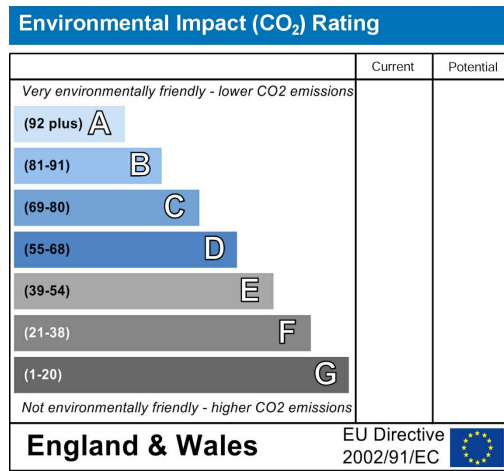
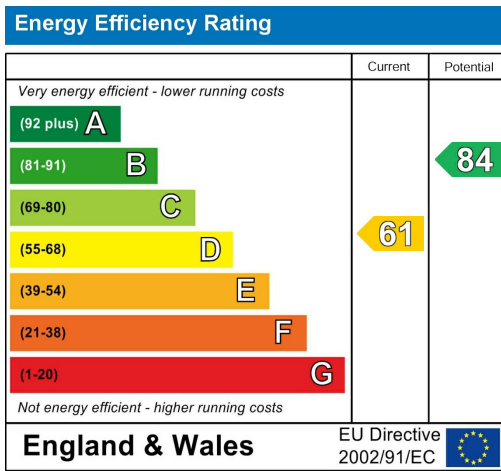
# Floorplan







### Energy Efficiency Graph

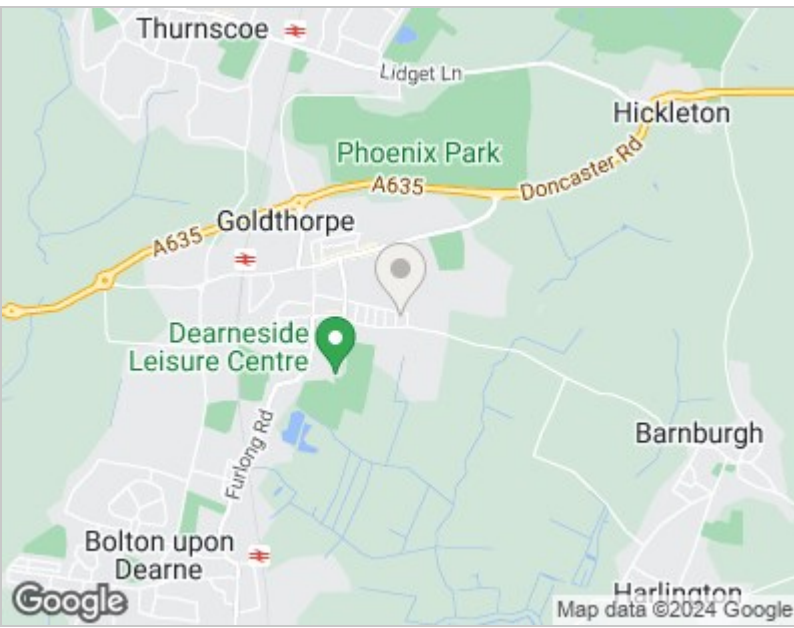


### Viewing

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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