

# HUNTERS®

HERE TO GET *you* THERE



## Goldthorpe Road

Goldthorpe, Barnsley, S63 9ER

Guide Price £150,000 - £160,000

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- TWO BEDROOM DETACHED BUNGALOW
- ENCLOSED GARDEN SPACE
- CLOSE TO ALL LOCAL AMENITIES
- GCH / DG
- COUNCIL TAX BAND B

- NO UPWARD CHAIN
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD COMMUTE LOCATION
- EPC RATING E

Tel: 01709 894440

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Nestled on Goldthorpe Road in the charming area of Goldthorpe, Barnsley, this delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no upward chain, this property is ready for immediate occupancy, allowing you to settle in without delay.

The bungalow boasts generous dimensions throughout, providing ample space for relaxation and entertaining. The well-proportioned reception room serves as a welcoming area for family gatherings or quiet evenings in. The two bedrooms offer a peaceful retreat, perfect for rest and rejuvenation.

The property features a well-maintained bathroom, ensuring all your essential needs are met. Outside, you will find an enclosed garden area, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, off-road parking is available, providing convenience and peace of mind.

Situated close to all local amenities, this bungalow is perfectly positioned for easy access to shops, schools, and transport links, making it an ideal choice for families and professionals alike.

This charming bungalow is a rare find in a desirable location, offering both comfort and practicality. Do not miss the chance to make this lovely property your new home.



### Entrance Hall

Stepping through the uPVC front entrance door leads you into the spacious hallway. Having neutral décor with carpet flooring and handy storage cupboard located in the corner. Doors leading to Lounge, Kitchen, both Bedrooms and Bathroom.

### Lounge

18'04" x 11'11" (5.59m x 3.63m)

The sizable living room is filled with natural light from the uPVC bay window to the front, the real hub of the home this space has ample room to entertain guests. Having carpet flooring, wall mounted radiator and beautiful electric fireplace located in the centre providing not only a focal point but a cosy feel to the room.

### Kitchen

8'04" x 11'04" (2.54m x 3.45m)

Well maintained kitchen area having an array of wall and base units fitted providing storage, with contrasting work surface over. Comprising of built in four ring electric hob and electric oven with extractor hood over, stainless steel sink with drainer and matching tap, wall mounted radiator and easy to clean tile flooring. UPVC window to the side and uPVC external door leading out to the side exterior of the property.

### Bedroom One

8'11" x 11'11" (2.72m x 3.63m)

Generously sized double bedroom benefiting from built in wardrobes and overbed storage. Having carpet flooring, wall mounted radiator, neutral décor and uPVC window looking out into the rear.

### Bedroom Two

9'00" x 11'01" (2.74m x 3.38m)

Further good sized double bedroom again benefiting from built in wardrobes, carpet flooring, wall mounted radiator, neutral décor and uPVC window looking out into the rear.

### Bathroom

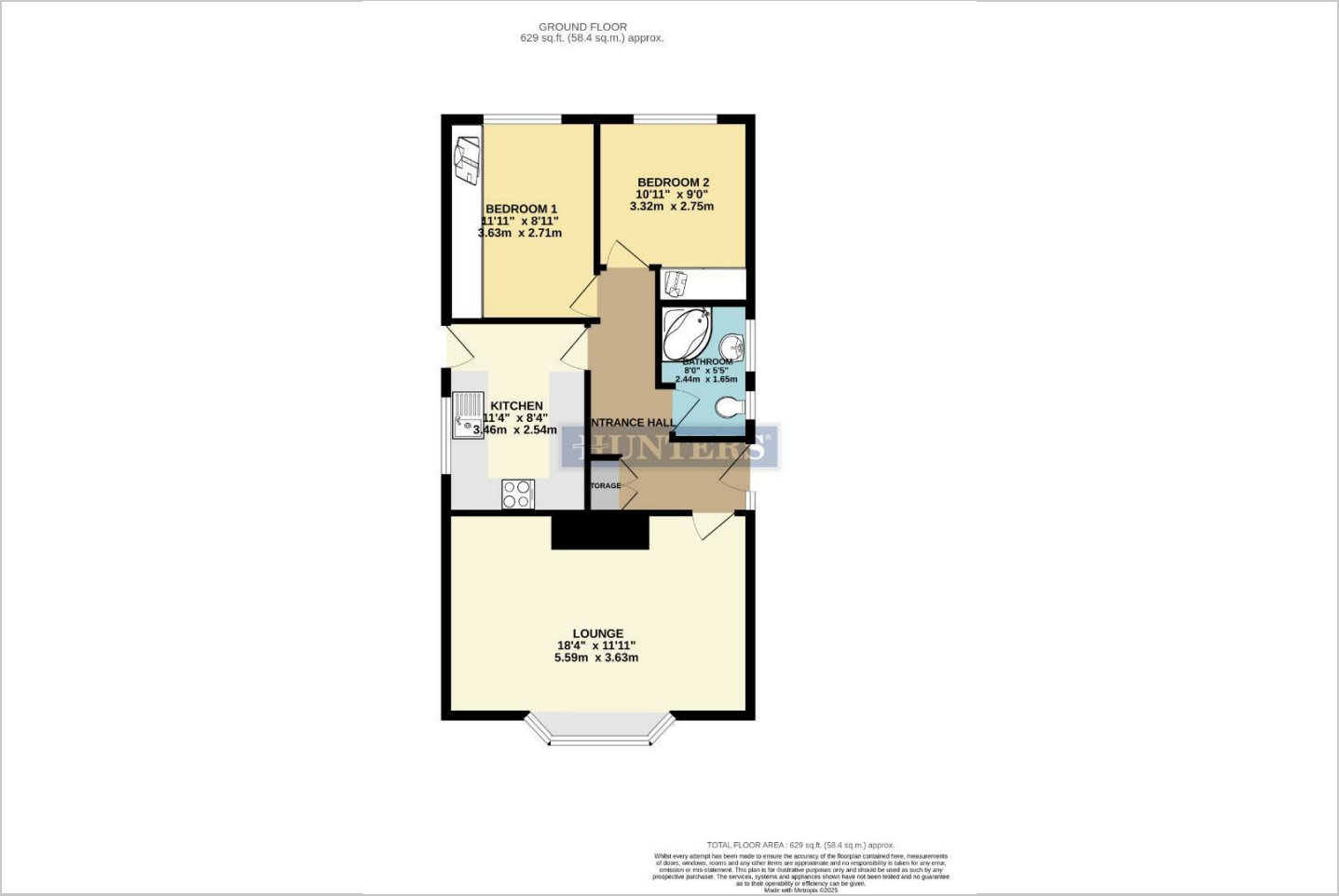
5'05" x 8'00" (1.65m x 2.44m)

The fully tiled bathroom is fitted with a three piece suite. Comprising of WC, wash hand basin and corner bath with handheld shower. Wall mounted radiator and two frosted uPVC windows to the side.

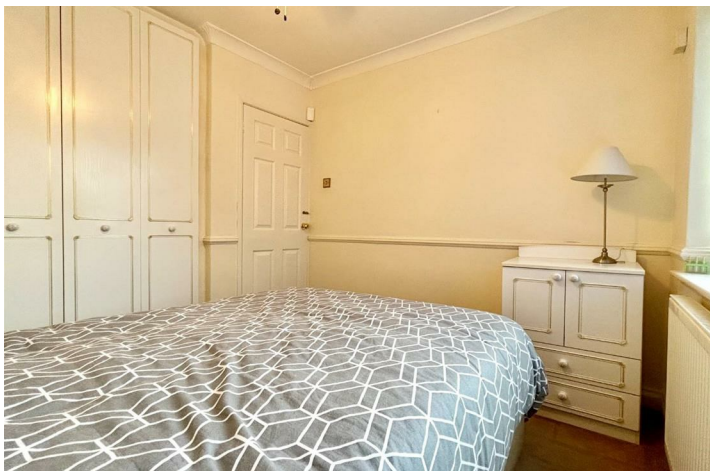
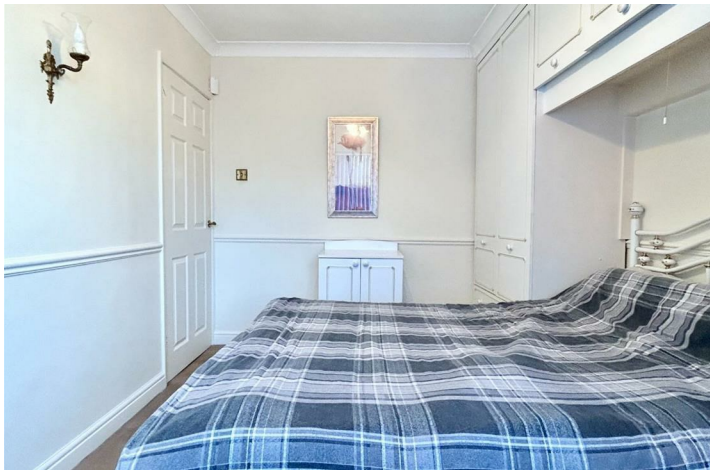
### Exterior

To the front of the property stands an easy to maintain front lawn with stone built wall. Steps rising to the pathway leading to the Entrance door. To the rear is where you will find the property's very own detached garage providing secure off street parking . Iron gate leading to the enclosed rear garden being fully blocked paved making this ideal for seating in the summer months, established plants and shrubs bringing colour to your view with the extra bonus of a metal storage shed.

Floorplan



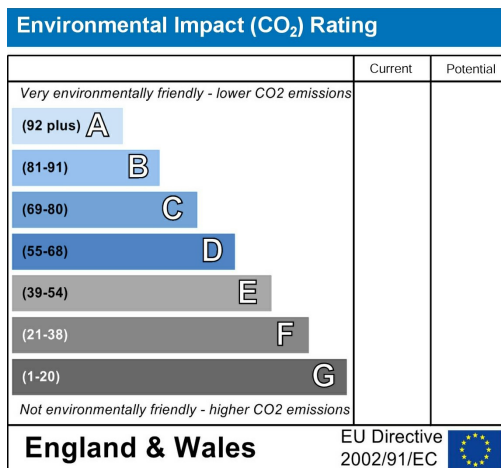
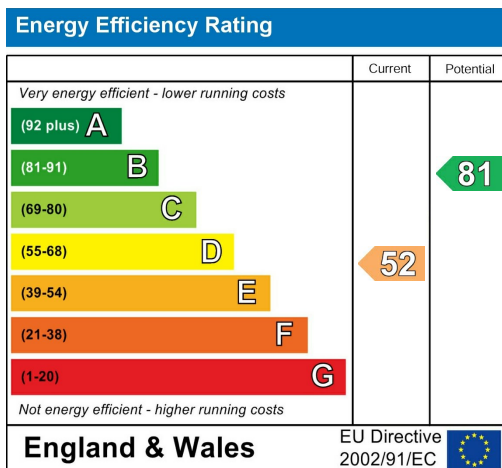








## Energy Efficiency Graph

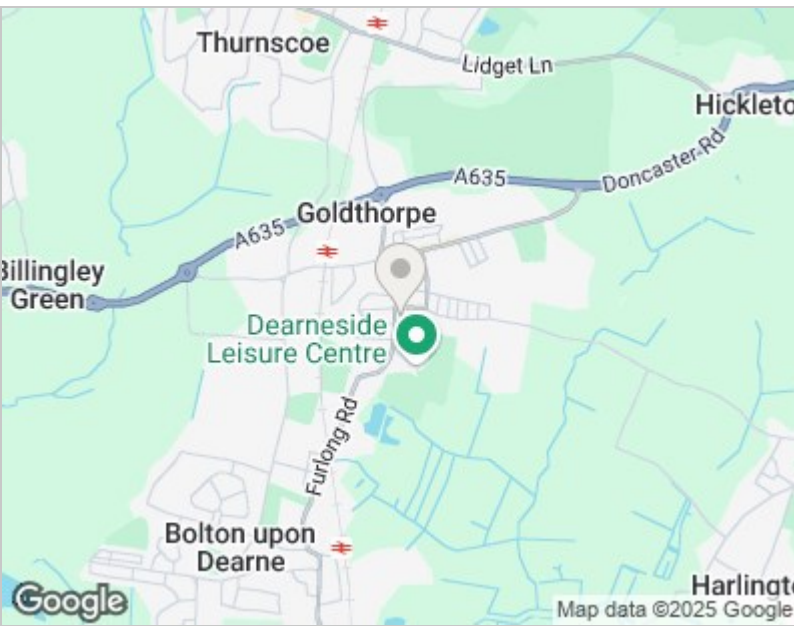


## Viewing

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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