



Parkgate

Goldthorpe, Rotherham, S63 9GW

Price Guide £150,000 - £165,000



- THREE BEDROOM END TERRACE
- ALLOCATED PARKING SPACE
- GENEROUS DIMENSIONS
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B

- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- EPC RATING C

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Nestled in the charming Bella view estate, Goldthorpe, this delightful three-bedroom end terrace house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

The generous dimensions of the bedrooms provide ample space for relaxation and personalisation, while the modern fixtures and fittings throughout the home ensure a contemporary feel. The well-appointed bathroom adds to the convenience of this lovely residence.

One of the standout features of this property is the enclosed private rear garden, offering a tranquil outdoor space for children to play or for hosting summer barbecues with friends and family. Additionally, the allocated parking space provides ease and accessibility, a valuable asset in today's busy world.

Situated on a popular estate, this home is conveniently located close to all local amenities, making daily errands and leisure activities easily manageable. With no upward chain, this property is ready for you to move in and make it your own.

In summary, this three-bedroom end terrace house in Parkgate is a fantastic opportunity that combines modern living with a welcoming community atmosphere. Do not miss the chance to view this charming home.

Entrance Hall

Via a side wood effect uPVC door this opens in to the roomy entrance hall, ideal for coats and shoes, with stairs rising to first floor, wall mounted radiator and doors leading to the WC, lounge and kitchen/diner

Downstairs WC

4'07" x 3'09" (1.40m" x 1.14m")

Handy addition to any busy household this room in neutrally decorated with low flush WC, wash hand basin, wall mounted radiator and uPVC frosted window to the side elevation finishes this room.

Lounge

14'06" x 11'06" (4.42m" x 3.51m")

The bright and airy lounge is the ideal spot to enjoy family time, with uPVC French doors and windows to the rear and side elevation, filling this room with natural light and really bringing the outdoors in, having decorative coal effect fire place and surround giving this room not only a focal point but a cosy feel, neutrally decorated with wall mounted radiator, aerial point and door to understairs storage.

Kitchen/Diner

14'06" x 10'04" (4.42m" x 3.15m")

The real hub of the home is this spacious kitchen/diner, having large uPVC bay window to the front letting in natural light and adding a feature to this space, with an array of wall and base units fitted providing storage space, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven, gas hob and extractor fan over, integrated dishwasher with space and plumbing for both washing machine and dryer, wall mounted radiator and ample space for a dining table allowing you the room to entertain family and friends.

Landing

Landing having wall mounted radiator and access to loft hatch, all doors then lead to bedrooms and family bathroom.

Bedroom One

14'05" x 10'03" (4.39m" x 3.12m")

Generously sized master bedroom with plenty of space to add storage and furniture if needed, filled with light from two uPVC windows at the front, with neutral décor and wall mounted radiator.

Bedroom Two

11'04" x 6'02" (3.45m" x 1.88m")

Another good sized double bedroom, with wall mounted radiator and uPVC window to the rear.

Bedroom Three

8'07" x 8'00" (2.62m" x 2.44m")

Great sized single bedroom or office space with uPVC window to the rear and wall mounted radiator.

Family Bathroom

6'02" x 5'06" (1.88m" x 1.68m")

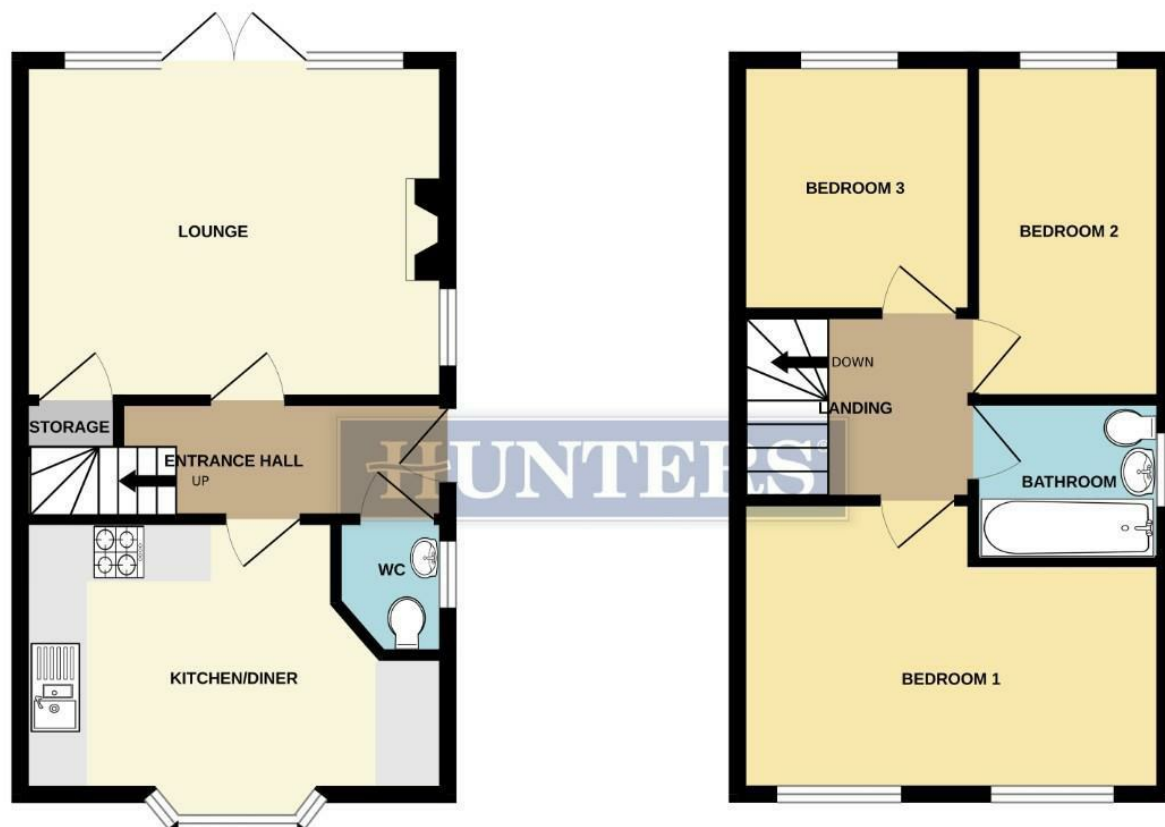
Perfect spot to relax and unwind the serene family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over, heated towel rail and uPVC frosted window to the side elevation.

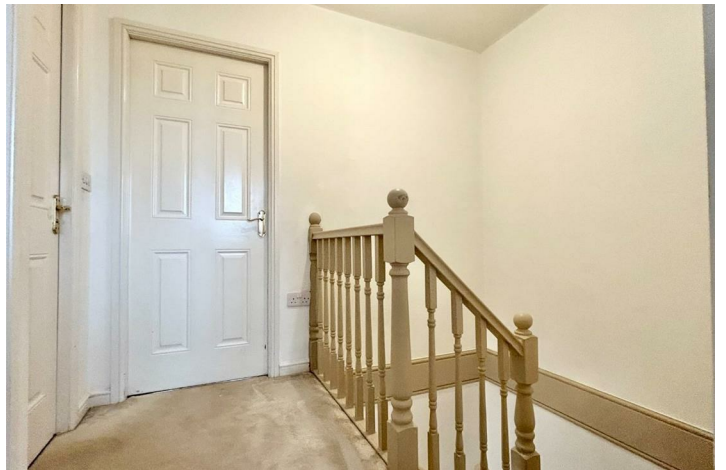
Exterior

The front of the offers kerb appeal with its bay window to the front and side entrance with iron fencing and pathway, the rear of this property leads to a court yard for parking and an allocated parking space.

To the rear is a fully enclosed garden, partly paved ideal for seating in the warmer months leading to a well maintained lawn, this is a place all the family can enjoy.

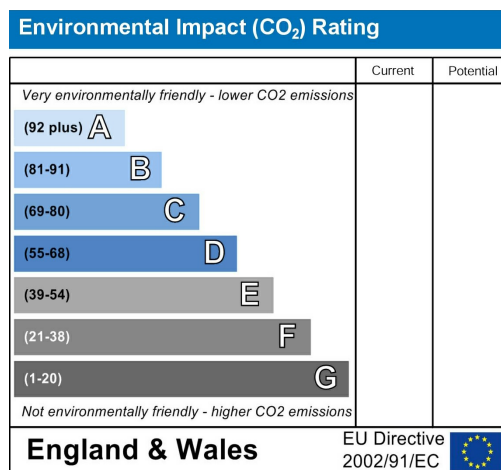
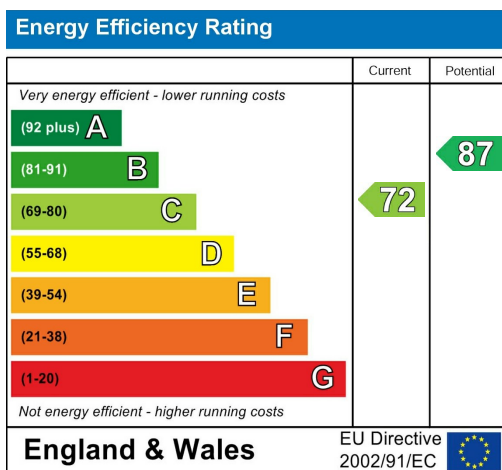
Floorplan







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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