

HUNTERS[®]

HERE TO GET *you* THERE



Poplar Avenue

Goldthorpe, S63 9NN

£60,000



- TWO BEDROOM MID TERRACE
- PARTLY REFURBISHED
- ENCLOSED REAR YARD
- GCH / DG
- COUNCIL TAX BAND A

- NO UPWARD CHAIN
- AMPLE ON STREET PARKING
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D

Tel: 01709 894440

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Hunters are now in receipt of an offer for the sum of £60,000 for 25 Poplar Avenue, Goldthorpe.

Anyone wishing to place an offer on the property should contact Hunters, Unit 1B, Onyx Retail Park, S63 7FN, 01709 894440 before exchange of contracts.

Welcome to this charming property located on Poplar Avenue in the popular village of Goldthorpe. This mid-terrace house boasts two reception rooms, two bedrooms, and a modern bathroom, offering a cosy and comfortable living space perfect for first-time buyers or investors alike.

With a recent refurbishment, this property shines with a fresh and inviting atmosphere, ready for you to move in without any hassle. The 861 sq ft of living space provides ample room for relaxation and entertainment, making it an ideal home for those looking for a blend of comfort and style.

Situated in the heart of the local village of Goldthorpe, this property offers a tranquil escape from the hustle and bustle of city life while still providing easy access to essential amenities and transport links. With no upward chain, this is a fantastic opportunity to make this house your own and create a cosy sanctuary in a charming British village.

Don't miss out on the chance to own this delightful two-bedroom terrace house - book a viewing today and step into your future home on Poplar Avenue!

Entrance Porch

3'07" x 3'03" (1.09m x 0.99m)

Via a half glass and uPVC door this opens into the porch, ideal for coats and shoes with further door leading to the living room.

Living Room

12'02" x 13'02" (3.71m x 4.01m)

Bright and airy living space, neutrally decorated, having decorative fire surround providing a focal point, uPVC window to the front, aerial point, wall mounted radiator and door leading to dining area while also giving access to stairs.

Dining Room

12'02" x 12'11" (3.71m x 3.94m)

Great space to entertain guests, this dining room has ample space to fit a large dining table, with neutral décor, wall mounted radiator, uPVC window facing in to rear porch, stairs rising to first floor landing, built in storage cupboard and open arch leading to the kitchen.

Kitchen

6'03" x 8'02" (1.91m x 2.49m)

Modern white fitted kitchen having an array of wall and base units providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, splash back tiles to walls, uPVC window to the rear as well as door opening to rear porch.

Rear Porch

4'07" x 5'10" (1.40m x 1.78m)

This is a great added space, used previously as a utility room, having space and plumbing for washing machine or dryer with uPVC rear entrance door to back yard.

Landing

The roomy landing has all doors leading to bedrooms and bathroom.

Bedroom One

12'02" x 13'01" (3.71m x 3.99m)

Generously sized master bedroom, neutrally

decorated with uPVC window to the front, wall mounted radiator and built in cupboard providing that extra storage we all crave.

Bedroom Two

8'06" x 9'04" (2.59m x 2.84m)

Another good sized bedroom, neutrally decorated with uPVC window to the rear, wall mounted radiator and built in storage cupboard.

Bathroom

6'01" x 7'10" (1.85m x 2.39m)

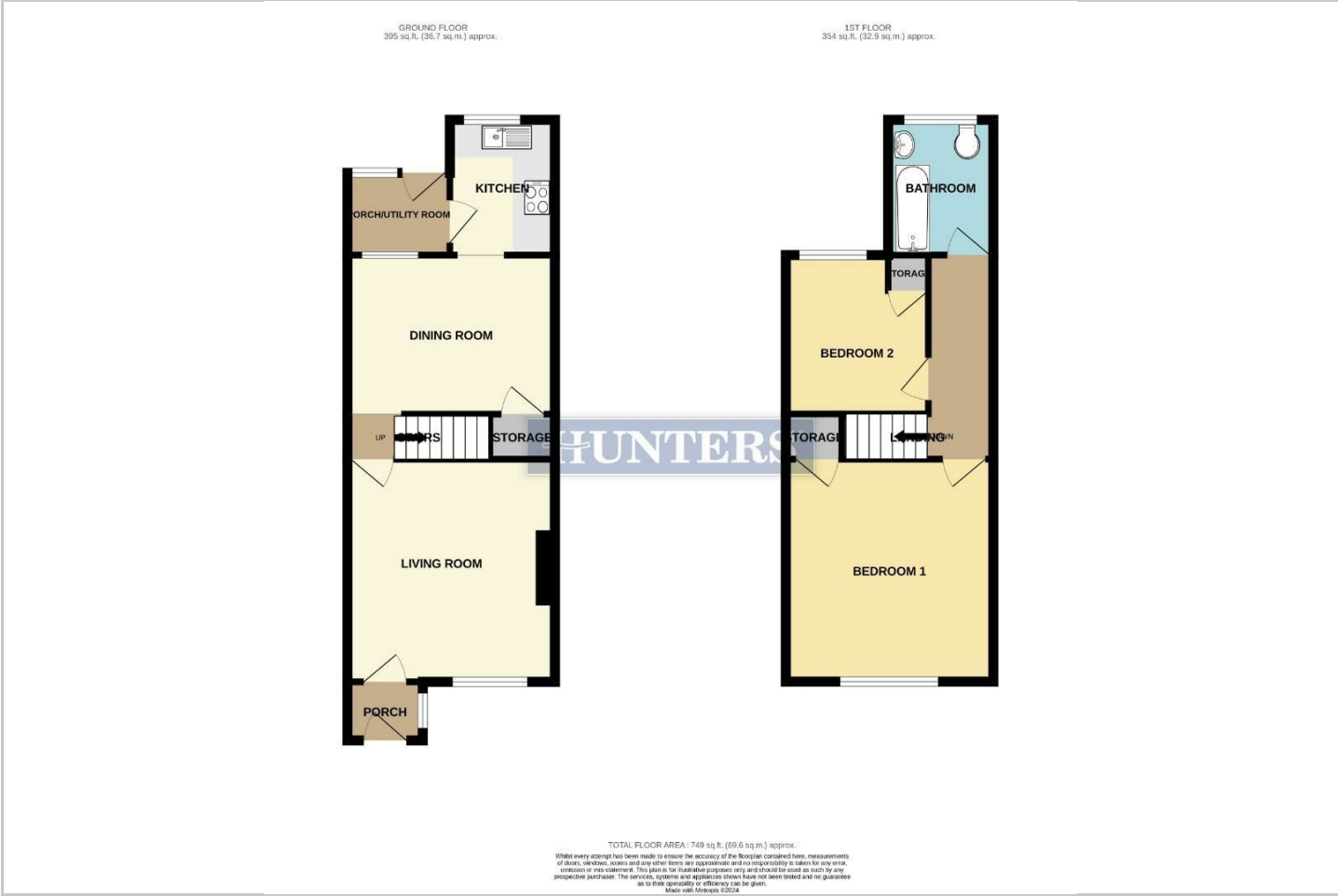
The sleek family bathroom is the perfect spot to relax and unwind, comprising of three piece in white with low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, decorative aqua panels to walls, frosted uPVC window to the rear and wall mounted radiator to finish.

Exterior

The front of the property offers ample on street parking for you and guests, wooden gate then gives access to front entrance.

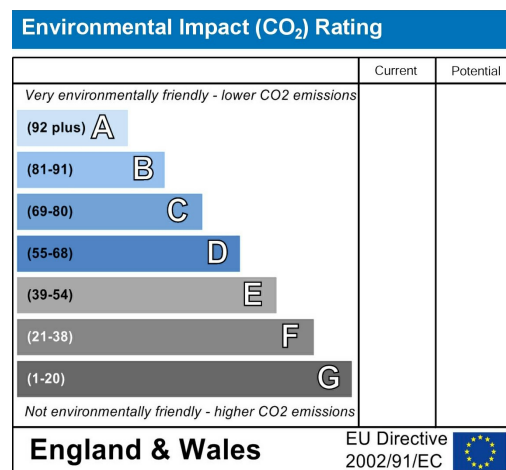
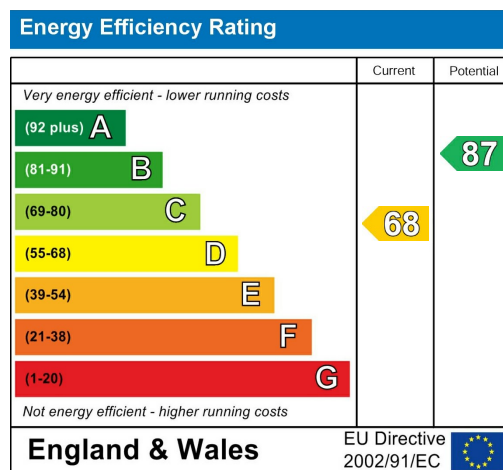
At the rear of the property is a fully enclosed spacious yard, mainly paved making this an ideal spot for seating in the warmer months with decorative pebbles to the borders, brick built storage space sits to the back of the yard.

Floorplan





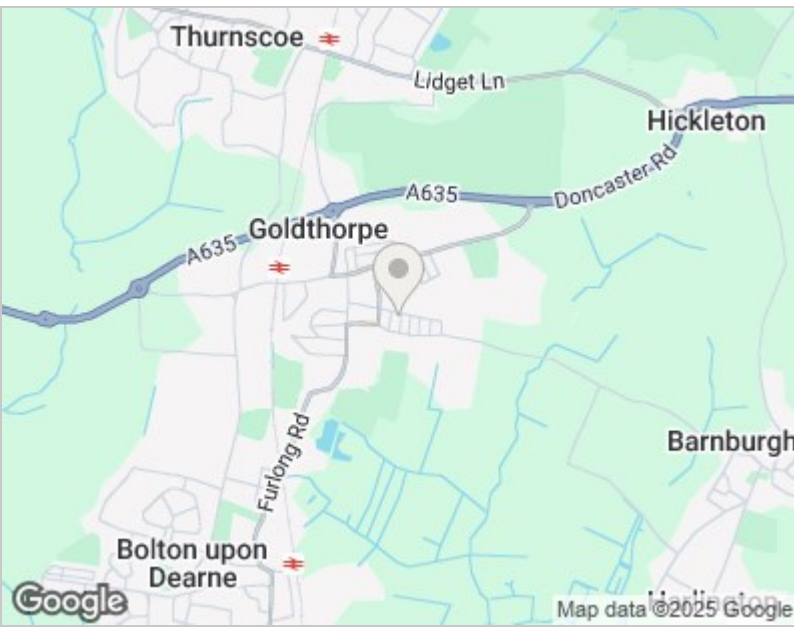
Energy Efficiency Graph



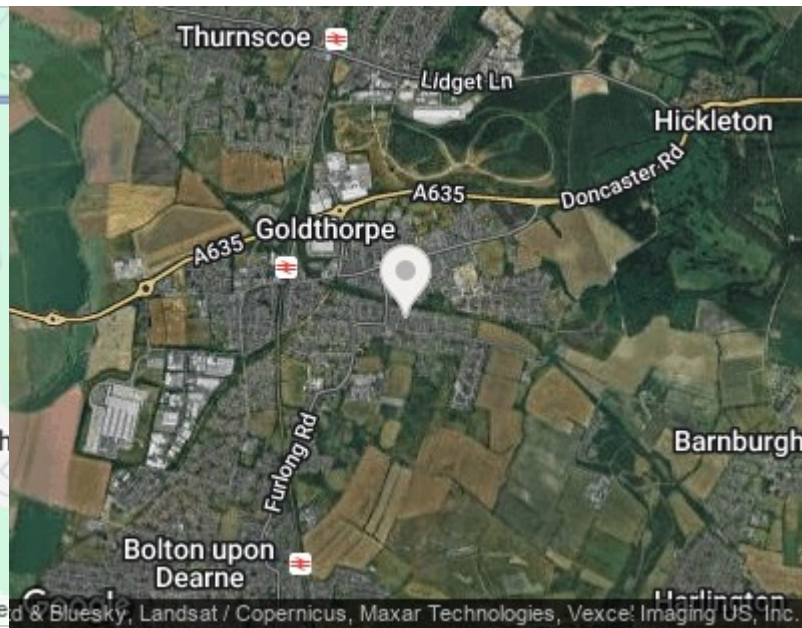
Viewing

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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