



Lower Mill

Goldthorpe, Rotherham, S63 9BY

Guide Price £170,000 - £180,000



- TWO BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING WITH DRIVE AND DETACHED GARAGE
- MODERN FIXTURE AND FITTINGS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D

- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN PLUS WORKSHOP
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND B

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Nestled in the tranquil cul-de-sac of Lower Mill, Goldthorpe, this charming two-bedroom detached bungalow presents an excellent opportunity for those seeking a peaceful retreat. With no upward chain, this property is ready for you to move in and make it your own.

The bungalow boasts generous dimensions throughout, providing ample space for comfortable living. The modern fixtures and fittings enhance the overall appeal, ensuring a contemporary yet inviting atmosphere. The well-designed layout includes two spacious bedrooms, perfect for relaxation or accommodating guests.

One of the standout features of this property is the off-road parking, which includes a convenient drive and a detached garage, offering both security and ease of access. The enclosed rear garden is a delightful space for outdoor enjoyment, whether you wish to cultivate a garden, entertain friends, or simply unwind in a private setting. Additionally, the added workshop provides a versatile area for hobbies or storage, catering to a variety of needs.

This bungalow is ideally situated in a quiet location, making it perfect for those who appreciate a serene environment while still being within reach of local amenities. With its appealing features and prime location, this property is a must-see for anyone looking to settle in a lovely part of Rotherham. Don't miss the chance to view this delightful home; it could be the perfect place for you to create lasting memories.

Porch

8'5" x 5'10" (2.58 x 1.80)

Via a uPVC and glass door this leads into the purpose built porch, ideal for coats and shoes, with uPVC and glass doors then leading into the property as well as out to the rear.

Kitchen

10'3" x 7'2" (3.14 x 2.20)

Step inside the sleek and well designed kitchen, having an array of wall and base units fitted in cream providing storage, marble effect work surface over, inset sink, drainer and golden mixer tap over, integrated electric oven and microwave as well as gas hob, integrated fridge/freezer with space and plumbing for washing machine, inset lights to skirting, LVT flooring, uPVC window to the front and door opening to lounge/diner

Lounge/Diner

20'6" x 10'8" (6.27 x 3.26)

The real hub of the home is the light and airy lounge/diner, with uPVC bay window to the front, uPVC front entrance door and uPVC window to the side filling this room with natural light, decorated in neutral tones with built in media wall all the family can enjoy, decorative electric fire giving this room not only a focal point but a cosy feel, LVT flooring, wall mounted radiators and door then leading to hall.

Hall

The hall having LVT flooring and doors to bedrooms, bathroom and airing cupboard for extra storage.

Bedroom One

11'7" x 9'6" (3.54 x 2.90)

Generously sized master bedroom, with fitted wardrobes providing that extra storage we all crave, decorated in neutral tones with LVT flooring, wall mounted radiator and uPVC window to the rear.

Bedroom Two

9'8" x 9'0" (2.96 x 2.75)

Another good double bedroom, again with built in

wardrobes for storage, neutral décor, wall mounted radiator and uPVC window to the rear.

Bathroom

6'2" x 5'4" (1.88 x 1.64)

The modern bathroom is the perfect spot to relax and unwind, fully aqua panelled walls for easy clean and three piece suite in white, with low flush WC and wash hand basin set a vanity unit, P shaped bath with shower over and decorative glass screen in place, wall mounted heated towel rail and uPVC frosted window to the side finishes this space.

Exterior

To the front of the property stands a well maintained sweeping driveway, accessed via decorative iron gates, leading up to the detached garage, porch and front entrance door, the front also hosts a variety of trees, plants, hedges and shrubs adding not only to the beauty but also to the privacy.

At the rear is a fully enclosed private garden, paved with Italian stone slabs for low maintenance and pebbled boarder making a beautiful seating area to enjoy the warmer months, the garden having two gates either side of the property for all around access. uPVC door also gives access to the workshop.

Garage / Workshop

17'3" x 8'2" (garage) (5.26 x 2.49 (garage))

The garage has electric door for front access, with power and lighting in place, giving more secure off road parking or storage, door to the back of the garage opens to the workshop.

The workshop has power and lighting, could be made in to home office or summer house if wanted.

Floorplan

GROUND FLOOR
580 sq.ft. (53.8 sq.m.) approx.

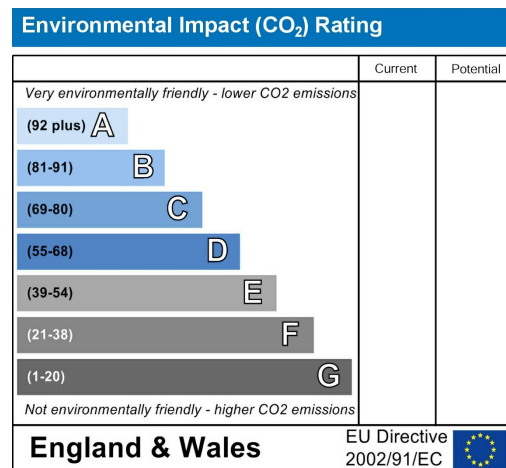
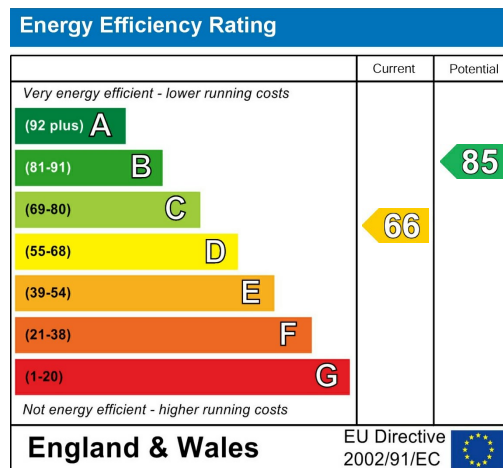


TOTAL FLOOR AREA : 580 sq.ft. (53.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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