



Vancouver Drive

Goldthorpe, S63 8DT

Guide Price £130,000 - £140,000



- THREE BEDROOM TOWN HOUSE
- STYLISH DECOR
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C

- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

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Welcome to this beautifully presented three-bedroom townhouse located on Vancouver Drive. This charming property boasts generous dimensions throughout, providing ample space for comfortable living. The home features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings in.

The modern fixtures and fittings throughout the property enhance its appeal, ensuring a stylish and contemporary atmosphere. The townhouse also includes a well-maintained bathroom, catering to the needs of a growing family or those seeking extra space.

One of the standout features of this property is the enclosed rear garden, offering a private outdoor space for relaxation, gardening, or family activities. It is an ideal setting for enjoying the fresh air and sunshine.

Situated close to all local amenities, this townhouse provides convenience and accessibility to shops, schools, and transport links, making it an excellent choice for families and professionals alike. With no upward chain, this property is ready for you to move in and make it your own.

In summary, this three-bedroom townhouse on Vancouver Drive is a fantastic opportunity for anyone looking for a modern, spacious home in a desirable location. Don't miss your chance to view this lovely property.

Entrance Hall

Via a composite door this opens into the welcoming entrance hall, ideal for coats and shoes, beautifully presented with neutral décor, parquet style vinyl flooring with stairs rising to first floors and doors leading to the living room and kitchen/diner.

Living Room

12'6" x 13'2" (3.81m x 4.01m)

The light and airy living room is decorated in neutral tones, with carpet to floor, wall mounted radiator, large uPVC window to the front elevation and aerial point in place. Plenty of space for living furniture.

Kitchen/Diner

18'7" x 13'5" narrowing 10'00" (5.66m x 4.09m narrowing 3.05m)

Step inside the impressive kitchen/diner, this really is the real hub of the home, having modern fitted kitchen with an array of wall and base units providing storage, matching work surfaces over, stainless steel sink, drainer and mixer tap, integrated electric double oven as well as electric hob and extractor fan over, space and plumbing for washing machine, integrated dishwasher, integrated fridge freezer, splash back tiles to walls, ample space for dining table to entertain family and friends, wall mounted radiator and uPVC window as well as uPVC French doors to the rear finish this space.

Landing

From the landing all doors lead to all three bedrooms and family bathroom. Having carpet flooring and loft access.

Bedroom One

11'4" x 12'8" narrowing to 10'2" (3.45m x 3.86m narrowing to 3.10m)

Generously sized master bedroom with double built cupboard providing that extra storage we all crave, decorated in neutral tones with carpet flooring, uPVC window to the front and wall mounted radiator.

Bedroom Two

9'7" x 12'8" narrowing to 11'1" (2.92m x 3.86m narrowing to 3.38m)

Further good sized double bedroom again with built in cupboard providing extra storage, beautifully presented with wall mounted radiator, carpet flooring and uPVC window to the rear.

Bedroom Three

8'3" x 8'2" (2.51m x 2.49m)

Great sized third bedroom or ideal home office space, with wall mounted radiator and uPVC window to the front.

Bathroom

7'3" x 5'4" (2.21m x 1.63m)

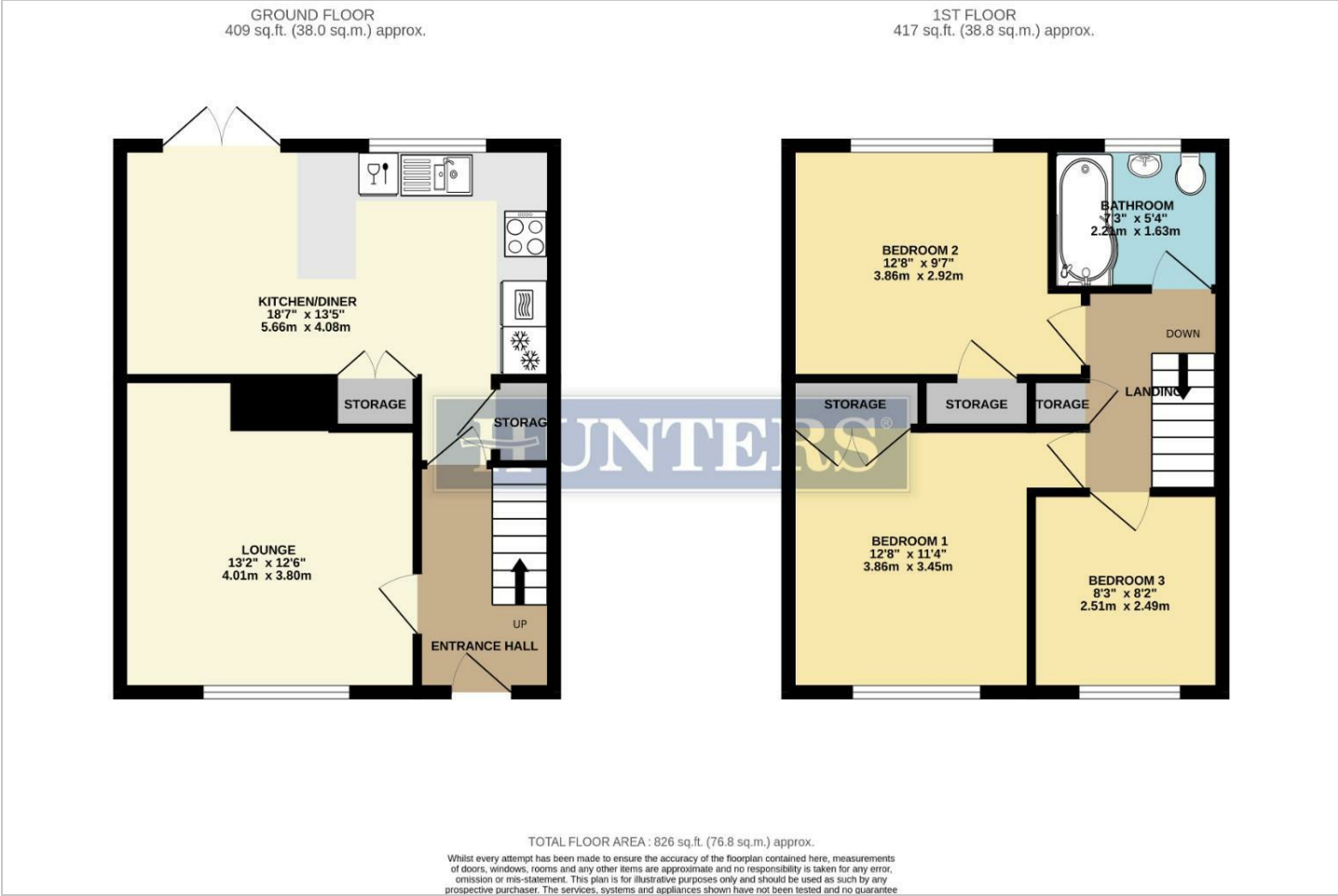
The sleek family bathroom is the perfect spot to relax and unwind, comprising of low flush WC, wall mounted floating wash hand basin and panelled bath with shower over and glass screen in place. Fully tiled in stylish tones for easy clean with heated towel rail and frosted uPVC window to the rear.

Exterior

The front of the property has great kerb appeal. Having easy to maintain pebbled area which has the potential to be created to off road parking and pathway leading to the front and side of the property.

To the rear of the property is a beautiful fully enclosed rear garden. Mainly laid to lawn, with small patio area creating the perfect place to sit and unwind in the summer months. Surrounded with wooden fencing creating privacy with the extra benefit of having the sun throughout the day.

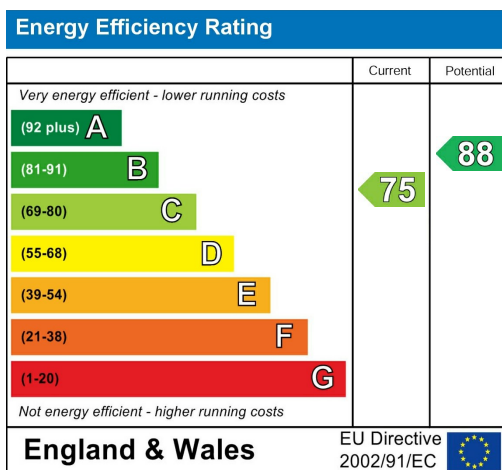
Floorplan







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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