



West Moor Croft

Goldthorpe, S63 9FJ

Offers In The Region Of £160,000

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- TWO BEDROOM SEMI DETACHED PROPERTY
- STYLISH DECOR
- DOWNSTAIRS WC
- GARAGE
- EPC RATING: B
- GENEROUS DIMENSIONS
- STUNNING KITCHEN
- FREEHOLD
- BEAUTIFUL ENCLOSED REAR GARDEN
- COUNCIL TAX BAND: TBC

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Nestled in the charming area of Goldthorpe, Rotherham, this delightful two-bedroom semi-detached house at West Moor Croft presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts a well-designed layout, featuring a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen diner is a highlight, providing ample space to cook for family meals and gatherings, while a convenient downstairs WC adds to the practicality of the ground floor.

As you ascend to the first floor, you will find two generously sized double bedrooms, with the master bedroom benefiting from a built-in wardrobe, offering both style and functionality. The family bathroom is well-appointed, catering to all your needs.

Outside, the property includes a driveway with parking space for two vehicles, along with an attached garage, ensuring that you have plenty of room for your vehicles and additional storage. The surrounding area is particularly appealing, as it is enveloped by picturesque fields, providing a serene environment for leisurely walks and outdoor activities.

This home is ideally situated for commuting, making it a perfect choice for those who travel for work while still enjoying the tranquillity of a rural setting. With its blend of comfort, convenience, and natural beauty, this semi-detached house is a wonderful place to call home.

ENTRANCE HALL

Through a uPVC entrance door leads into the entrance hall, a great impression on any guest, comprising wall mounted radiator, laminate flooring, staircase to the first floor and doors leading straight into the lounge area.

LOUNGE

An elegant living space, boasting tasteful décor and generous space for furniture. Drenched in natural light through a large uPVC window to the front exterior. Wall mounted radiator, aerial point in place, laminate flooring with door leading into the kitchen/diner.

KITCHEN DINING ROOM

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful gloss fitted kitchen with an array of wall and base units providing plenty of storage space with wooden work surface over, built in four ring stainless steel gas hob and electric oven with extractor fan over, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Benefiting from its very own breakfast bar with creating the perfect place to sit and have cup of coffee in the morning. Comprising of wall mounted radiator, uPVC window and double uPVC French doors leading directly out into the enclosed rear garden. Further door leading to the downstairs WC.

DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, wall mounted hand basin and wall mounted radiator.

LANDING

Carpeted landing with doors leading to both bedrooms and family bathroom. Loft hatch giving access to partially boarded loft space.

MASTER BEDROOM

A generous sized master bedroom with the bonus of a large double sliding wardrobe providing that

storage we all crave. Large uPVC window to the front elevation letting in the natural light, carpet flooring and wall mounted radiator.

BEDROOM TWO

Further good sized second bedroom, again neutrally decorated with carpet flooring, wall mounted radiator and uPVC window overlooking the garden.

BATHROOM

Perfect spot to relax and unwind the sleek family bathroom comprises of three piece white suite with low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, decorative splash back tiles, wall mounted heated towel rail and frosted uPVC window to the rear elevation.

EXTERIOR

To the front of the property is a pebbled driveway allowing further off road parking for up to two vehicles and also giving access to the single garage, with a neat lawn area adding to the kerb appeal of this property.

To the rear of the property is well maintained, low maintenance, fully enclosed garden mainly laid to lawn with stoned area at the rear. Boasting a slabbed patio area creating the perfect spot to sit and unwind in the summer months. External uPVC door leading straight into the garage.

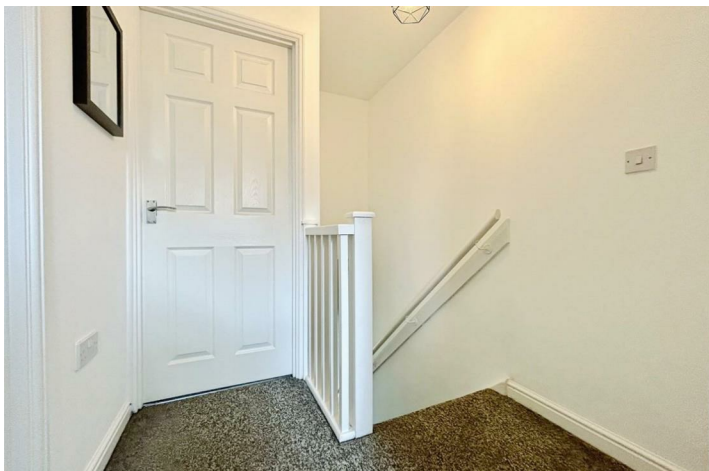
GARAGE

8'6" x 17'1" (2.59m x 5.21m)

With up and over door, offering that extra secure storage we all crave or further off road parking with power and external door leading to the rear garden.

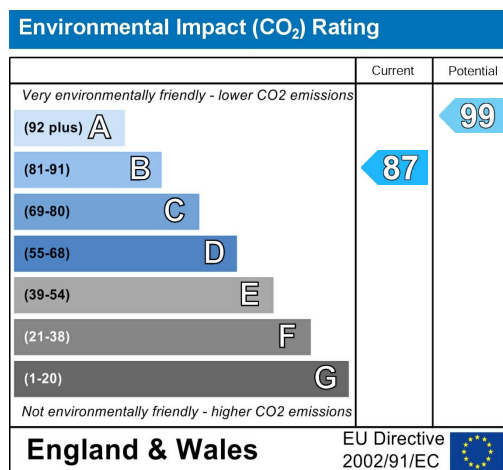
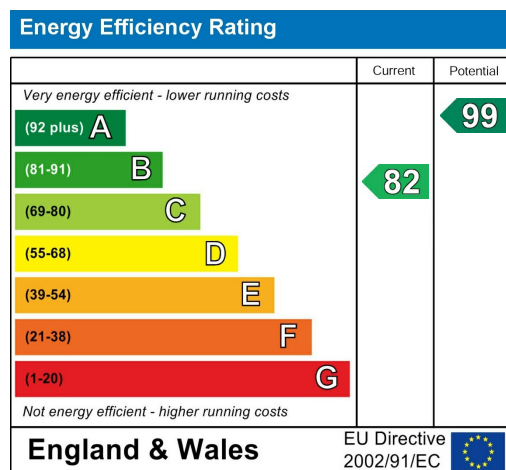
Floorplan







Energy Efficiency Graph



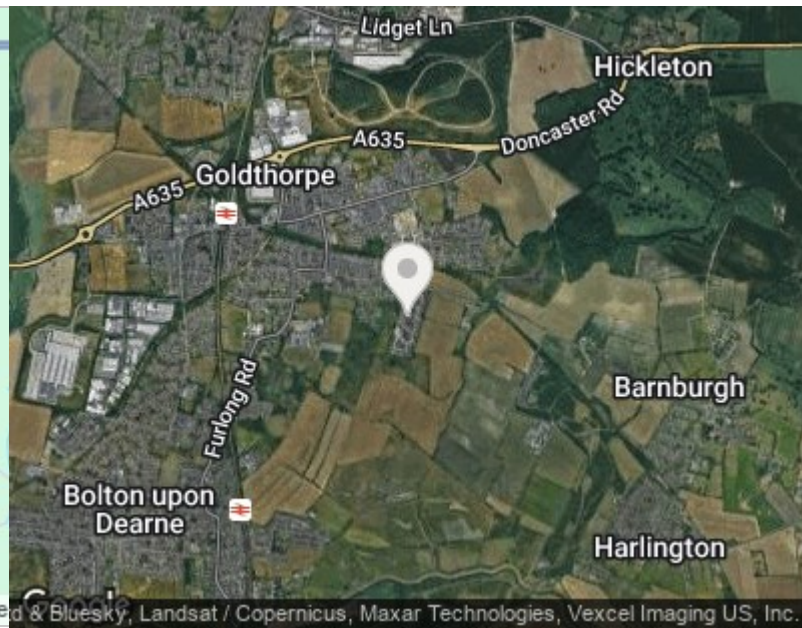
Viewing

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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