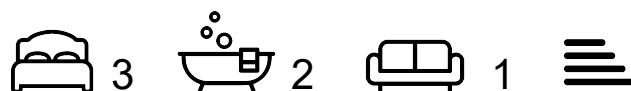




## Comrades Place

Goldthorpe, Rotherham, S63 9GN

Guide Price £180,000 - £190,000



- THREE BEDROOM, THREE STOREY, SEMI DETACHED HOME
- OFF ROAD PARKING WITH BOTH DRIVE AND GARAGE
- NEW FLOORING
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING TBC

- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- COUNCIL TAX BAND C

# Comrades Place

Goldthorpe, Rotherham, S63 9GN

Guide Price £180,000 - £190,000



Welcome to this charming three-bedroom semi-detached house located in the desirable Comrades Place, Goldthorpe, Rotherham. This property boasts a spacious three-storey layout, making it an ideal family home. With no upward chain, you can move in without delay and start enjoying your new surroundings.

As you enter, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining, as well as the spacious and well designed kitchen/diner on the first floor. The house features three comfortable bedrooms, providing ample space for family members or guests. Additionally, there are two modern bathrooms, ensuring convenience for all.

The property benefits from off-road parking, complete with a drive and a garage, making it easy to come and go without the hassle of street parking. The enclosed private rear garden is a delightful outdoor space, ideal for children to play or for hosting summer barbecues with friends and family.

Recently updated with new flooring and having modern fixtures and fittings, this home is ready for you to move in and make it your own. The generous dimensions throughout the property provide a sense of space and comfort, while the location within a popular estate ensures you are close to all local amenities, including shops, schools, and parks.

This semi-detached house is a fantastic opportunity for those seeking a modern family home in a convenient location. Don't miss your chance to view this lovely property and envision your future here.



### Entrance Hall

Stepping through a composite front entrance door, leads you into this stunning property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take off those winter muddy shoes. Neutral décor freshly done and new carpet with staircase rising to the first floor landing and doorways leading to the kitchen/diner and downstairs WC.

### Downstairs WC

7'8" x 3'8" (2.34m" x 1.12m")

A handy addition to any household, this room comprises of low flush WC, wash hand basin and wall mounted radiator. Tiled flooring with partially tiled walls and uPVC frosted window to the front.

### Kitchen/Diner

16'0" x 10'6" to 7'3" (4.88m" x 3.20m" to 2.21m")

Adding further wow factor to this family home is this well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a large dining table and chairs. Benefiting from an array of wall and base units providing plenty of storage with contrasting work surface over. Comprising of stainless steel sink, drainer and matching mixer tap, integrated electric oven with four ring gas hob, integrated fridge freezer and added bonus of integrated washing machine. Fully tiled flooring with uPVC window and French doors opening to the enclosed rear garden creating the perfect place to entertain family and friends.

### Landing

The spacious layout continues, from landing doors lead to living room, family bathroom as well as bedrooms two and three. With neutral décor freshly done, new carpet flooring and further stairs leading to second floor.

### Living Room

15'11" x 11'1" to 7'4" (4.85m" x 3.38m" to 2.24m")

Stunning reception room, having a front facing double glazed window as well as French doors with Juliet balcony filling the room with natural light making this the perfect designed room for relaxing with your feet up. Stylish neutral décor freshly done and new carpet with plenty of space for extra furniture, having telephone, ariel points in place and wall mounted radiators to finish.

### Bedroom Two

9'7" x 10'7" to 8'7" (2.92m" x 3.23m" to 2.62m")

A roomy double bedroom boasting freshly done décor with the extra space we all crave. Large uPVC window to the rear, wall mounted radiator and new carpet flooring.

### Bedroom Three

7'2" x 6'0" (2.18m" x 1.83m")

Bright and airy third bedroom or ideal home office. Comprises of wall mounted radiator, new carpet and uPVC window to the rear.

### Family Bathroom

5'6" x 9'4" to 6'4" (1.68m" x 2.84m" to 1.93m")

A generously sized contemporary family bathroom, perfect spot to relax and unwind. Comprising of panelled bath with overhead shower and glass screen, low flush WC and wall mounted wash hand basin with vanity unit underneath. Partially tiled walls with tiled flooring and chrome towel rail to finish.

### Landing

With doors leading to master bedroom and handy storage cupboard that would be a great walk in dresser.

### Master Bedroom

14'3" x 15'11" to 9'1" (4.34m" x 4.85m" to 2.77m")

A sumptuous master bedroom with plenty of room for extra bedroom furniture. Boasting neutral décor freshly done, aerial point in place and wall mounted radiator with two Velux windows filling the room with natural light, new carpet and newly added air con unit. Further door leading to private ensuite.

### Ensuite

8'4" x 4'10" (2.54m" x 1.47m")

Perfect for the grown ups of the household to hideaway and refresh. Complete with low flush WC, wash hand basin and shower unit with built in extractor fan and easy to clean tiled flooring.

### Garage

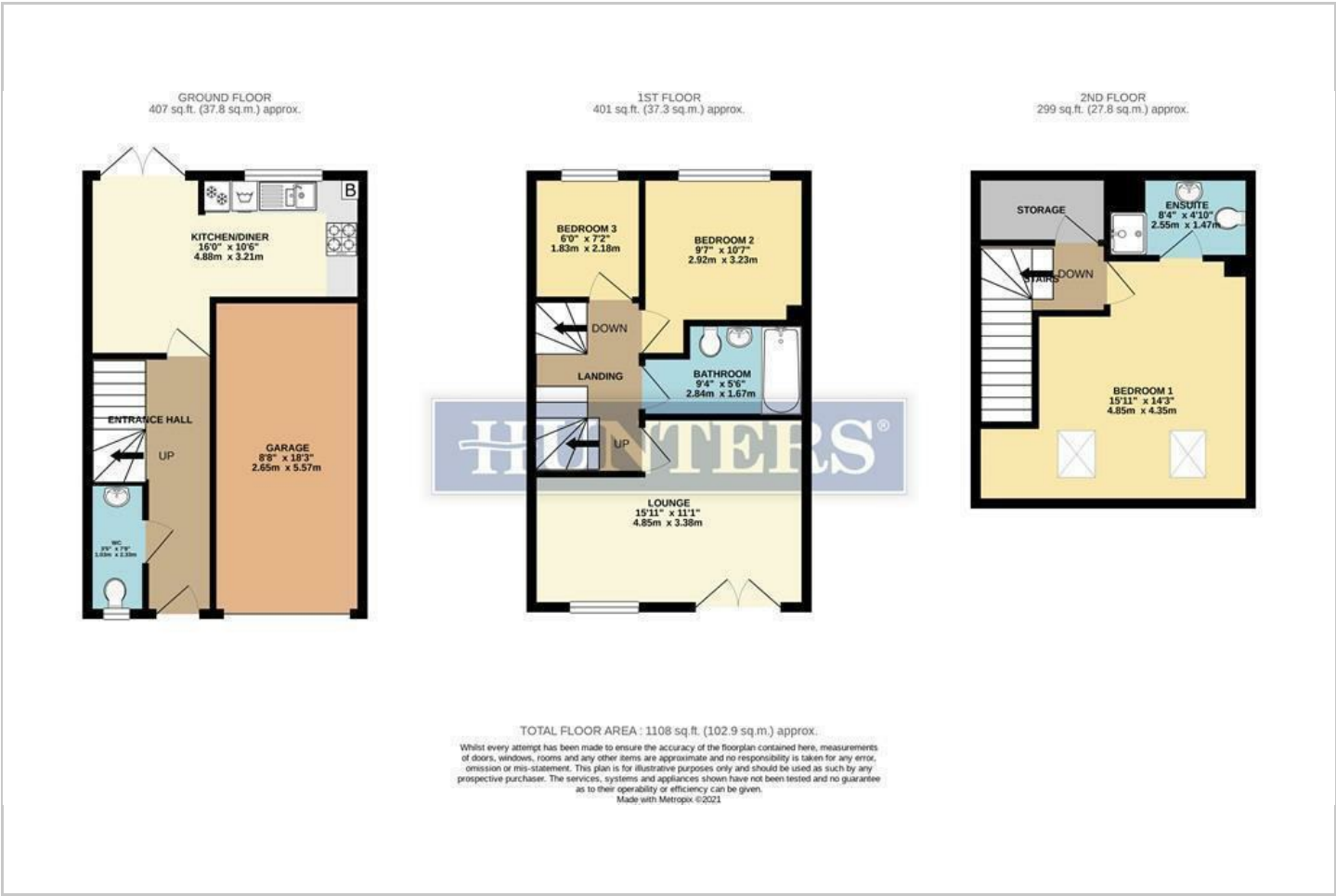
Offering that extra secure storage we all crave or further off road parking with power and lighting. Up and over garage door for access.

### Exterior

The front, the property boasts great kerb appeal with ample off road parking with driveway and garage, pathway leads to front entrance.

To the rear of the property is a fully enclosed garden, mainly laid to lawn with access to the side of the property if needed, great space to be in the summer months that all the family can enjoy.

Floorplan











## Energy Efficiency Graph



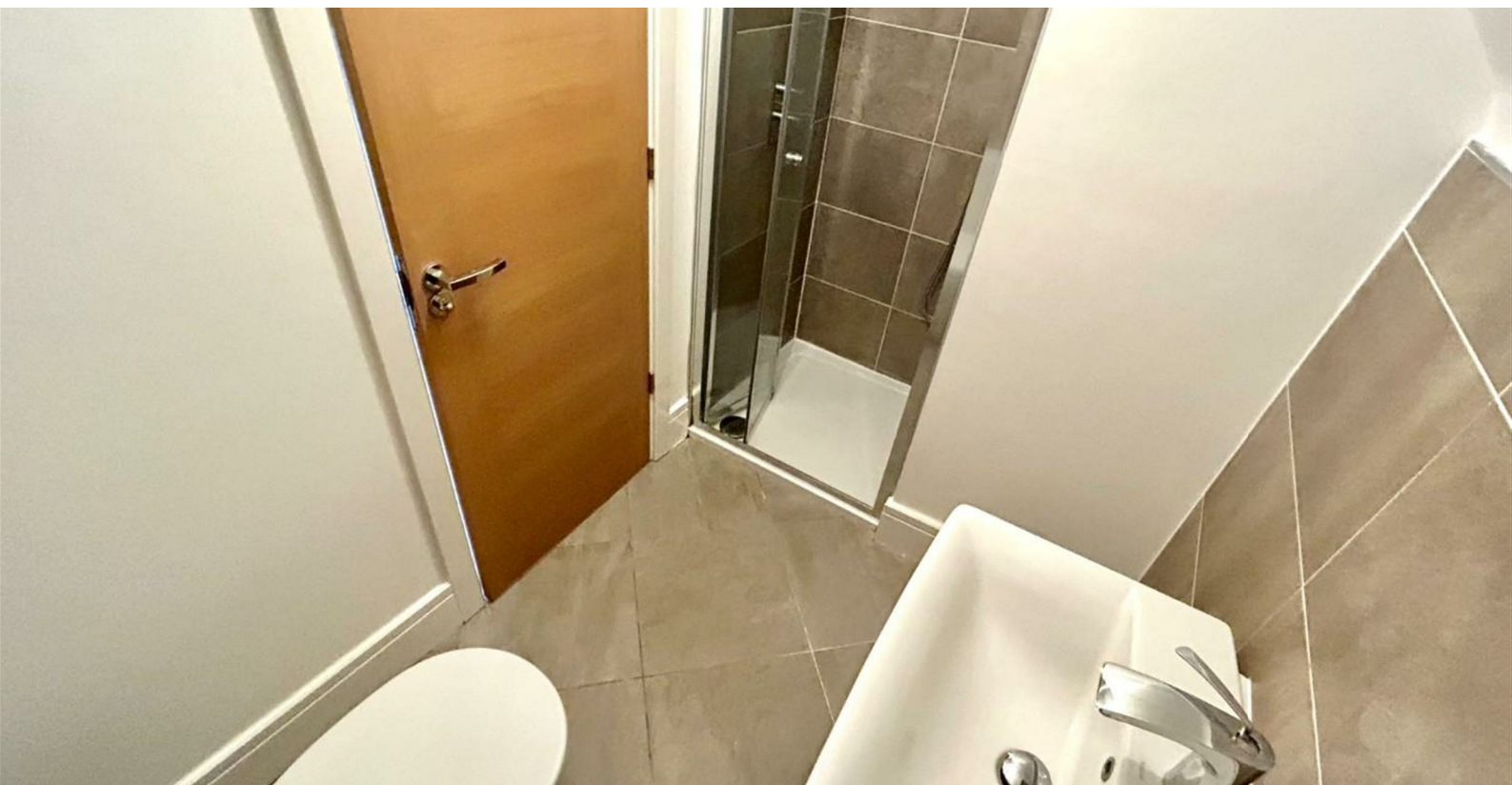
## Viewing

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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