

# HUNTERS<sup>®</sup>

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## Goldfinch Court

Wath-Upon-Dearne, S63 6FJ

Offers Over £185,000



- THREE BEDROOM TERRACED PROPERTY
- POPULAR LOCATION
- THREE STOREY
- DOWNSTAIRS WC
- EPC RATING: C

- FREEHOLD
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: C

Tel: 01709 894440

# Goldfinch Court

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Nestled in the desirable area of Goldfinch Court, Wath-Upon-Dearne, this charming three-bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts off-road parking, complete with a driveway and carport, ensuring ease of access for you and your guests.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a spacious kitchen diner. This area is perfect for family meals and entertaining, with doors that open to a convenient downstairs WC and a bright lounge. The lounge is enhanced by UPVC French doors that lead to an enclosed rear garden, which is predominantly laid to lawn and features a slabbed patio area, ideal for enjoying the summer months outdoors.

The first floor comprises two well-proportioned bedrooms and a family bathroom, providing ample space for family or guests. Ascending to the second floor, you will discover a stunning master bedroom, which is generously sized and includes its own ensuite bathroom, offering a private retreat.

Situated in the popular Manvers area, this property is within walking distance of the picturesque Manvers Lake and the Onyx Retail Park, providing a variety of shopping and leisure options. This freehold property is an excellent opportunity for families or individuals seeking a comfortable home in a vibrant community. Don't miss the chance to make this delightful house your new home.

## ENTRANCE HALL

Via a composite door this opens into the welcoming entrance hall, ideal for coats and shoes, having wall mounted radiator, uPVC window to the front, carpeted stairs rising to first floor and door opening to the kitchen/diner.

## KITCHEN DINING ROOM

9'3" x 15'5" (2.82m x 4.70m)

The real hub of the home is the well designed kitchen/diner, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with four ring gas hob and extractor fan over, plumbing and space for washing machine with space for tall fridge freezer, with splash back tiles to walls as well as vinyl flooring, ample room for a dining table to entertain family and friends, decorated in neutral tones, wall mounted radiator, uPVC window to the front and doors leading to downstairs WC and lounge.

## DOWNSTAIRS WC

3'11" x 5'8" (1.19m x 1.73m)

Handy addition to any busy house hold this room comprises of low flush WC, pedestal wash hand basin, wall mounted radiator and vinyl floor to finish.

## LOUNGE

12'8" x 15'7" (3.86m x 4.75m)

A sleek and polished living space filled with plenty of natural sources of light through the large bay style uPVC window to the rear with French doors leading out into the rear garden. Ready to put your stamp on with carpet flooring, aerial point in place and wall mounted radiator.

## LANDING

Spacious landing with doors leading to bedroom two and three and family bathroom. Having built in cupboard, carpet flooring plus a lobby area with front facing uPVC window, wall mounted radiator and staircase to the master bedroom.

## BEDROOM TWO

12'9" x 11'0" (3.89m x 3.35m)

Sizable double bedroom with ample space to add

storage and furniture, neutrally decorated with carpet to floor, wall mounted radiator and two uPVC windows to the rear overlooking the rear garden.

## BEDROOM THREE

6'0" x 10'3" (1.83m x 3.12m)

This roomy single bedroom would also be a great home office, having wall mounted radiator, carpet to floor, neutral décor and uPVC window to the front.

## BATHROOM

6'0" x 6'5" (1.83m x 1.96m)

The tranquil family bathroom is the perfect spot to relax and unwind. Having a three piece white suite, comprising of low flush WC, pedestal wash hand basin and bath with shower over, splash back tiles to walls and well as vinyl flooring, neutral décor and wall mounted radiator to finish.

## MASTER BEDROOM

12'9" x 20'7" (3.89m x 6.27m)

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed. A dormer window to the front aspect and skylight window to the rear with handy little dressing area. Having aerial point in place with wall mounted radiator, carpet flooring and further door leading to the en-suite.

## ENSUITE

6'4" x 6'5" (1.93m x 1.96m)

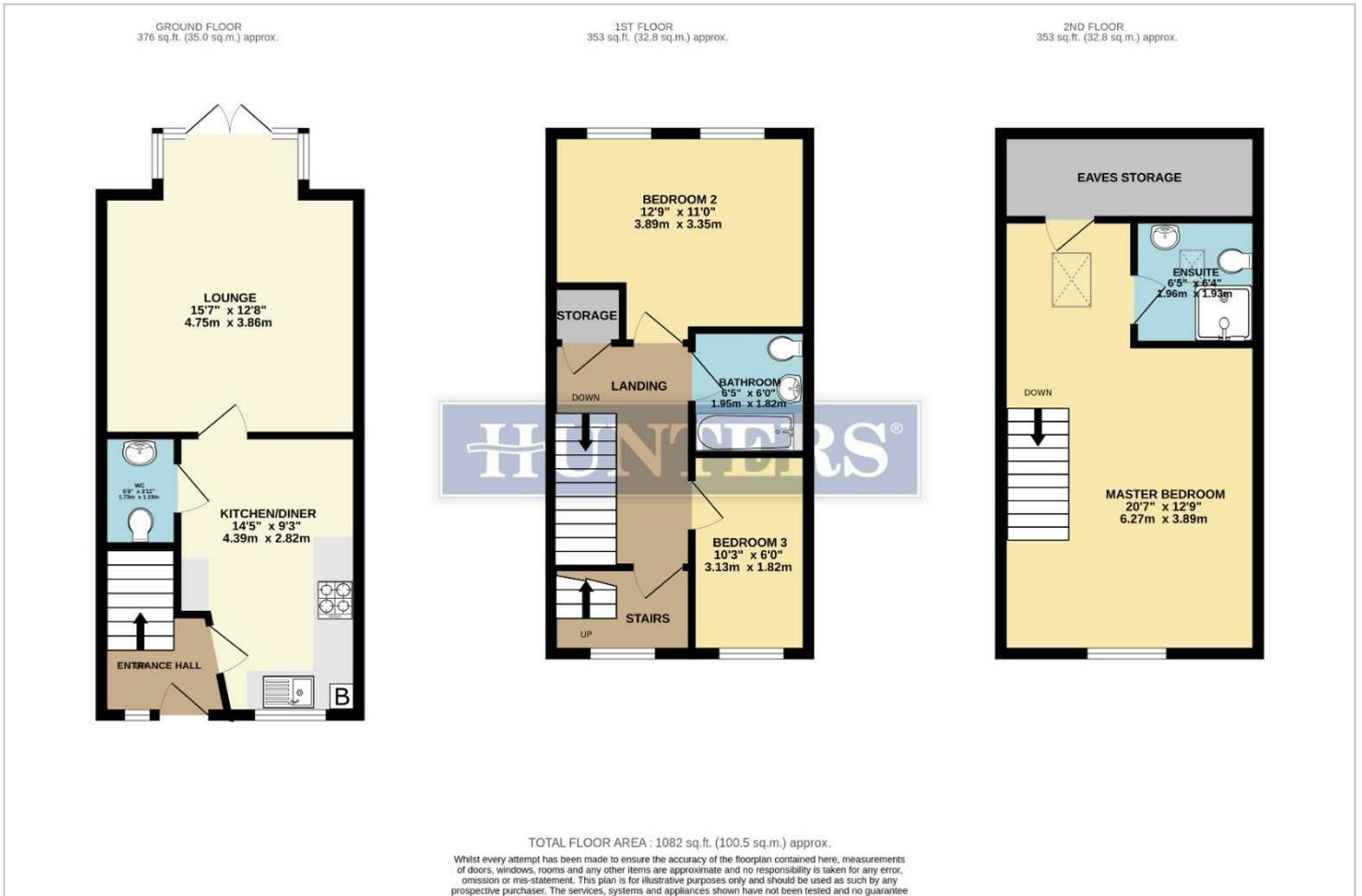
Ideal space to hide away and relax, the sleek en-suite comprises of shower unit, low flush WC and pedestal wash hand basin. Vinyl flooring for easy clean, wall mounted radiator and Velux style window to the rear.

## EXTERIOR

The front of the property is a well maintained lawn area, surrounded by plants and shrubs, adding to the kerb appeal with splashes of colour throughout. A sheltered parking space located to the side offering ample off road parking.

To the rear of the property is a fully enclosed, well landscaped garden, surrounded by large wooden fencing adding privacy. Mainly laid to lawn with patio area, perfect for entertaining in the summer months.

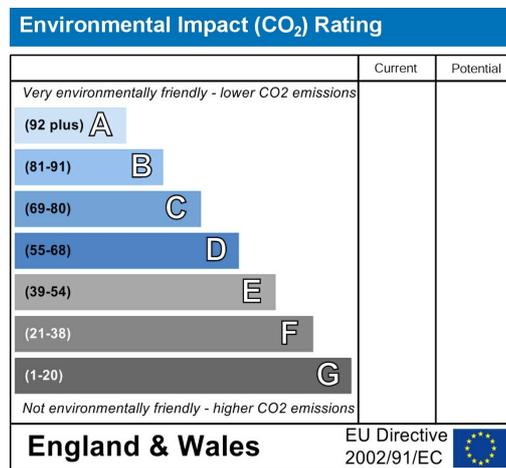
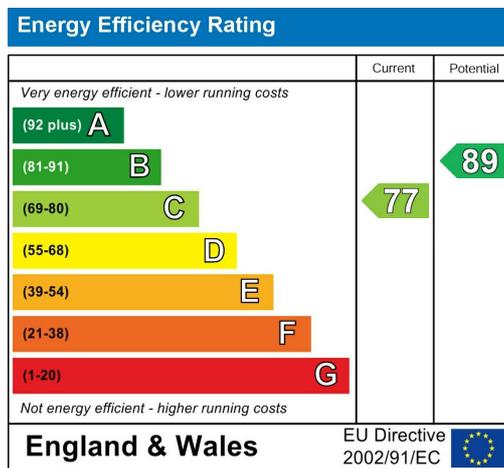
# Floorplan







## Energy Efficiency Graph



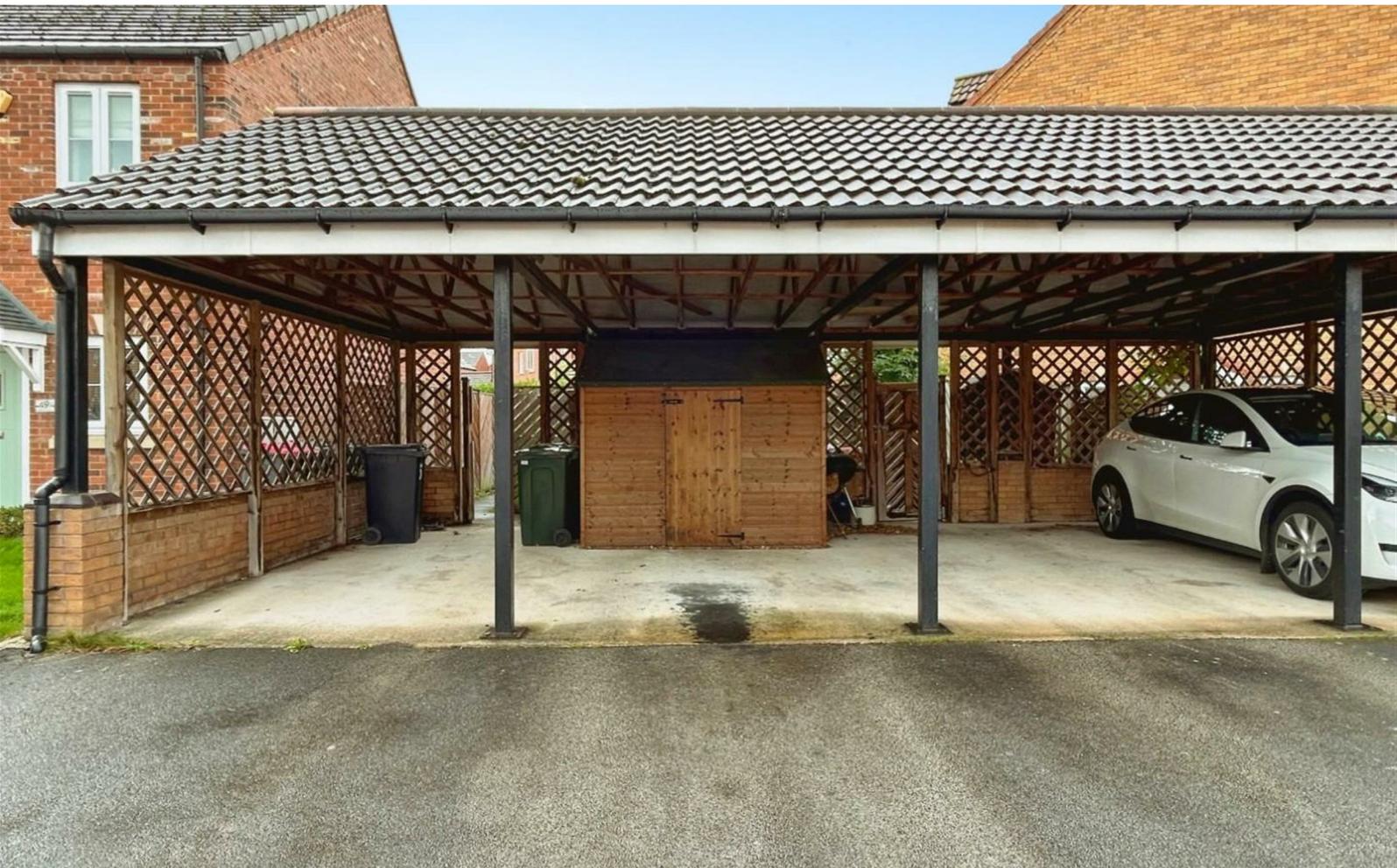
## Viewing

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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