



31 Ceramia Court

Goldthorpe, Rotherham, S63 9GR

Price Guide £160,000



GUIDE PRICE £160,000-£170,000

This charming three-bedroom townhouse, situated in a quiet cul-de-sac within a popular development, offers excellent value for young families or first-time buyers. Presented to a high standard and move-in ready, it provides open-plan living on the ground floor with three bedrooms and a contemporary family bathroom to the first floor. The property comes with two allocated parking spaces at the front, and the beautifully maintained rear garden includes a lawn, pergola, and patio—perfect for outdoor relaxation or entertaining.

This home strikes a great balance between practicality and style, making it an attractive option for starting a new chapter in family living.



GROUND FLOOR

DINING KITCHEN

With a front facing composite door and double glazed window, this well presented and modern dining kitchen is fitted with a range of wall and base units in gloss finish, worktop surface which incorporates the stainless steel sink unit with mixer taps. Integrated appliances include the gas hob with hood over and glass splashback behind, electric oven, washing machine, dishwasher, fridge freezer and Microwave oven. A wall unit houses the central heating boiler. Stairs rise to the first floor.

LOUNGE

Being open plan from the kitchen and having rear facing double glazed French doors, central heating radiator and TV aerial point.

DOWNSTAIRS WC

With WC, hand wash basin, central heating radiator, extractor.

FIRST FLOOR

BEDROOM ONE

Having two front facing double glazed windows, radiator, dressing area and fitted storage/wardrobe.

BEDROOM TWO

A rear facing double glazed window and radiator.

BEDROOM THREE

A rear facing double glazed window and radiator.

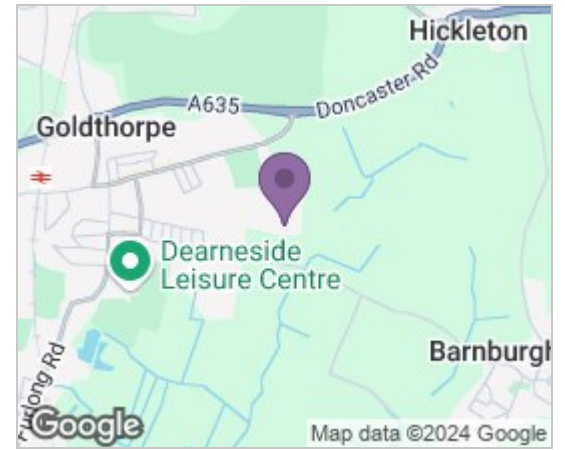
BATHROOM

Fitted with a three piece suite in white, comprising WC, hand wash basin, bath with mains shower over, splashback tiling and extractor.

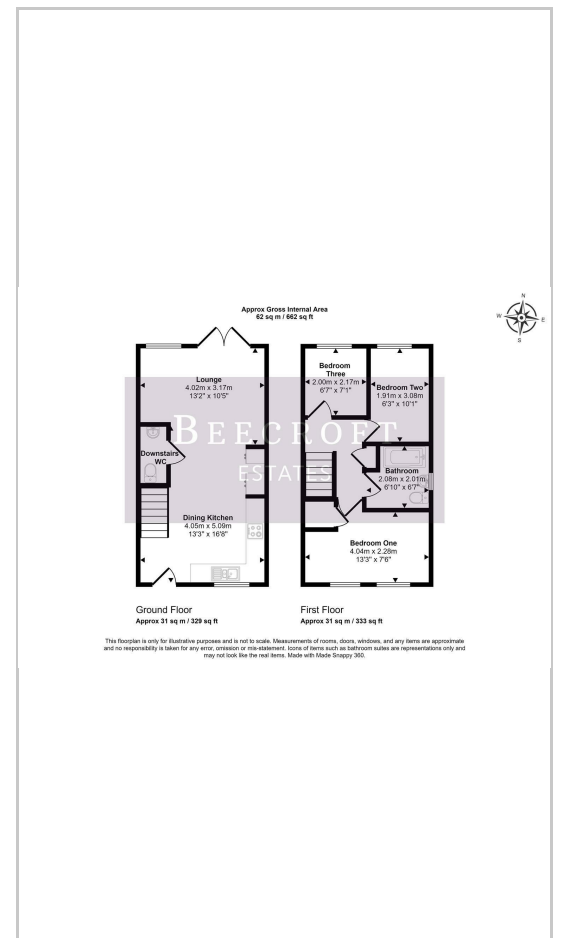
OUTSIDE

To the front of the property are two allocated parking spaces directly in front. A side pathway leads to the enclosed rear garden, which is landscaped, featuring lawn, shingle patio area with pergola over, planted flower borders and soft play area with bark chippings.

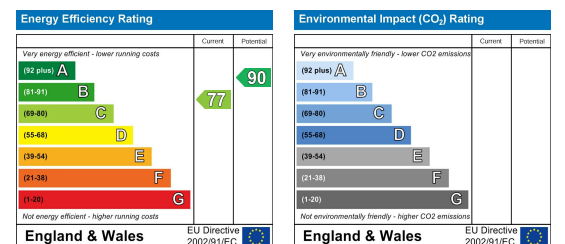
Area Map



Floor Plans



Energy Efficiency Graph



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Mexborough 40 Main Street, South Yorkshire, S64 9DU

Tel: 01709794677 Email: mexborough@beecroftestates.co.uk www.beecroftestates.co.uk