



9 Astoria Close

Goldthorpe, Rotherham, S63 9GQ

Offers In Excess Of £130,000



This charming two-bedroom townhouse presents a unique opportunity to own a home that combines modern living with a sought-after location. Don't miss your chance to make this property yours and enjoy the comfort and convenience it offers. Contact us today to schedule a viewing and discover the beauty of Goldthorpe living.



GROUND FLOOR

Kitchen/ Diner

As you step through the welcoming composite front door, you'll immediately experience modern open-plan living at its finest. The space features a contemporary kitchen equipped with an array of high-quality amenities, including gas hob, microwave, electric oven, fridge freezer, washing machine, and dishwasher. The sleek design incorporates both wall and base units, offering not only functionality but also a stylish and convenient living environment.

Lounge

The lounge seamlessly blends into the open-plan Kitchen/ dining area, creating a harmonious living space. The floor is adorned with soft, comfortable carpeting, adding warmth and coziness to the room. Large UPVC double-glazed patio doors and window frame the space, inviting an abundance of natural light and providing a delightful view of the rear garden.

WC

Ideally located at the heart of the downstairs accommodation, the WC offers utmost convenience. The room features a wash basin and WC, cleverly incorporated into the tiled areas of the room. These tastefully designed tiles not only serve a functional purpose but also contribute to the room's overall appearance.

FIRST FLOOR

Landing

A convenient storage cupboard is thoughtfully positioned at the top of the staircase, offering practical storage space for your everyday needs. The landing area provides access to all the upstairs accommodations.

Master Bedroom

The master bedroom is filled with natural light, thanks to its dual UPVC double-glazed windows. The pristine white decor enhances the room's brightness and freshness, creating a serene atmosphere. Soft carpeting covers the floor, adding comfort and warmth to this inviting space.

Family Bathroom

The bathroom features a modern three-piece white suite, including a bathtub with an oak-style bath panel and a mixer shower positioned above it, complete with a sleek glass shower screen. Additionally, it includes a low-flush WC and a washbasin with an oak-style floating vanity unit beneath. The room is thoughtfully designed with neutral tiles to the floor and wall covering.

Second Bedroom

The second bedroom is generously sized and upholds the same high specifications and welcoming ambiance that permeates throughout the property. It shares the same bright, comfortable, and inviting appearance that characterizes this exceptional living space.

OUTSIDE

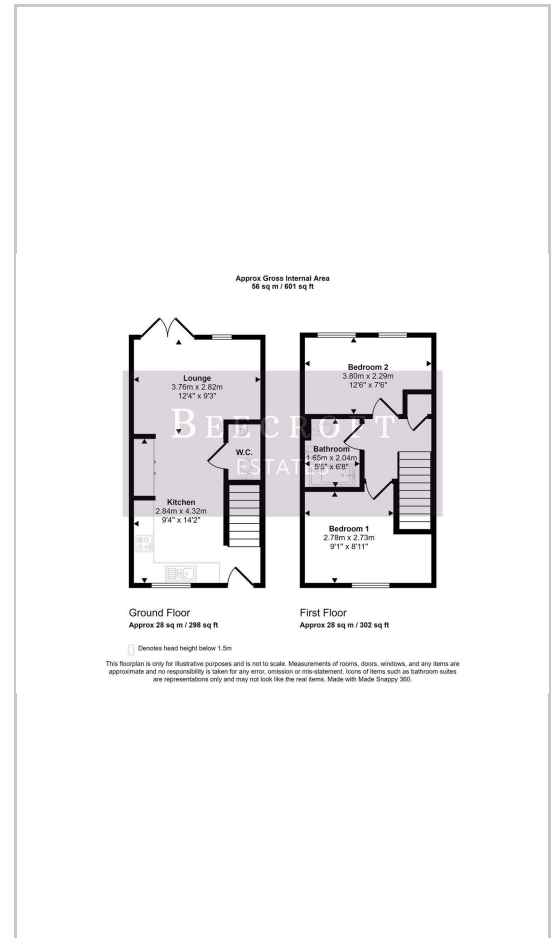
At the front of the property, you'll find convenient off-road parking, featuring a low-maintenance driveway and a paved area that leads to the front door.

To the rear, there is a laid-to-lawn garden enclosed by wooden fence panels, providing a safe and secure space for families with children. Additionally, a patio area is thoughtfully designed for relaxation and entertaining, offering a perfect setting to enjoy quality time with family and friends.

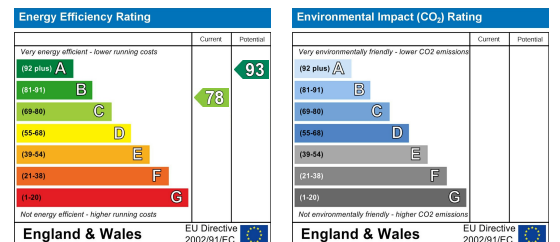
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Mexborough 40 Main Street, South Yorkshire, S64 9DU

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