

FOR SALE



Princess Road, Goldthorpe
Guide Price £80,000


MARTIN&CO



Princess Road, Goldthorpe

3 Bedrooms, 1 Bathroom

Guide Price £80,000

- End terrace
- Three bedrooms
- No chain
- Dining kitchen
- Spacious

Guide Price £80,000 - £90,000

Offered for sale with NO VENDOR CHAIN, this well-presented end terrace on Princess Road provides more space than might first be expected, with two good-sized first-floor bedrooms plus a useful attic third bedroom. Well maintained throughout and ready to move into, the property could make a practical choice for first-time buyers, a young family or an investor looking for a home with a flexible layout.



The ground floor starts with a spacious lounge, providing plenty of room for the usual mix of sofas and additional furniture. It is a comfortable main living space and gives the property a practical room for relaxing at the end of the day or spending time with family and friends.

Moving through the ground floor, the kitchen diner is another strong feature of the property. Having space to combine cooking and dining in one room makes good use of the accommodation and creates an everyday hub for the home. There is room for a dining table alongside the kitchen area, making this a useful space for family meals, entertaining or simply sitting down with a coffee.

Also positioned on the ground floor is the three-piece

bathroom. This includes a bath with an up-and-over shower, providing the flexibility of both bathing and showering facilities. An additional porch/storage area adds further practicality and provides useful space for the everyday items that can otherwise take over the main rooms.

On the first floor are two well-proportioned bedrooms. Both offer good usable space and provide flexibility for a range of buyers, whether required as sleeping accommodation, a home office, dressing room or nursery.

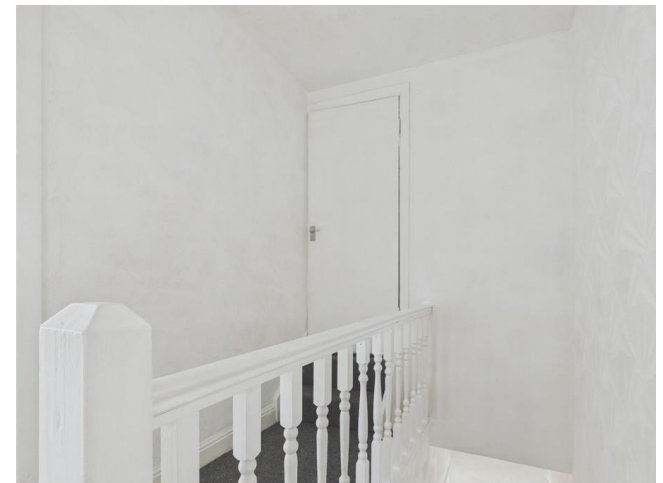
A further staircase leads to the next floor, where the attic third bedroom adds another dimension to the accommodation. This extra room is a particularly useful feature for households requiring additional sleeping space, somewhere for older children, a work-from-home area or a room that can adapt as requirements change.

Externally, there is a buffer garden to the front, creating some separation between the house and the

pavement. To the rear is a low-maintenance garden, making it easier to enjoy some private outside space without having a large garden requiring significant upkeep. For buyers with busy working lives or landlords looking for manageable outside space, this should prove particularly practical.

The end terrace position is another point worth noting, while the overall condition means there should be less to think about before settling in. The combination of a spacious lounge, kitchen diner, two first-floor bedrooms and the additional attic bedroom gives the house a versatile layout across three floors.

Princess Road is situated in the established South Yorkshire community of Goldthorpe, with the town centre providing access to a range of everyday shops, services and amenities. Goldthorpe also has its own railway station, which is useful for those relying on public transport, with rail connections towards larger centres including Barnsley, Sheffield and Leeds available via the local rail network.



Road connections are also convenient for commuting around the wider region. The A635 provides an important route through the Dearne area and towards Barnsley and Doncaster, while connections to the A1(M) put a wider part of South and West Yorkshire within reach. This makes Goldthorpe a practical base for households with work or family commitments across the surrounding towns and cities.

Local families have a selection of schools in the wider Goldthorpe and Dearne area, including Dearne Goldthorpe Primary School and Sacred Heart Catholic Primary School, while secondary education is available within the wider Dearne area. Local shopping facilities cover day-to-day requirements, with larger supermarkets and retail facilities available within Goldthorpe and the surrounding Dearne Valley. Overall, this is a well-kept home offering a useful amount of accommodation for the price bracket, with the attic third bedroom providing valuable additional

flexibility. The low-maintenance rear garden, generous kitchen diner and spacious lounge all add to the appeal, while the location provides access to local amenities and transport connections.

With NO VENDOR CHAIN and the property already presented in a condition suitable for moving into, 14 Princess Road is likely to suit buyers hoping to avoid a lengthy onward chain. It also offers potential as a rental investment, with a layout capable of meeting the needs of a broad range of occupants.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





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