



25 Goldcrest Walk, Thorpe Hesley, Rotherham, S61 2TS

Asking Price £250,000

This three-bedroom semi-detached house is for sale in the sought-after village of Thorpe Hesley, on the outskirts of Rotherham. Presented in immaculate condition, the property offers well-maintained accommodation suited to a range of buyers seeking access to both local amenities and open green space.

Thorpe Hesley is known for its village atmosphere and nearby countryside, with a variety of walking and cycling routes close by, including access towards Hesley Woods and surrounding farmland. Everyday shopping, cafés and services can be found in Thorpe Hesley and in central Rotherham, which offers a wider choice of retail, leisure and dining options.

The property is well placed for transport links. Rotherham Central railway station, accessible by a short drive or local bus services, provides connections to Sheffield in around 15–20 minutes and to Leeds typically within 45–55 minutes, making the area a practical base for commuters. Road links are convenient, with straightforward access towards the M1 and wider South Yorkshire network.

Local primary and secondary schooling options are available within the wider Rotherham area, supporting family living in this established residential location.

Entrance Porch

Access through a composite door, wooden flooring and a window.

Lounge



Having a window, a radiator, stair case to first floor. Wooden flooring and an inset electric fire with remote.

Kitchen



Having a range of wall and base units in a cream high gloss, with matching work surfaces, 5 ring gas hob and double oven, integral fridge freezer, space for washer and dryer and wooden flooring.

Family Area



Having wooden flooring, a window, skylight and patio doors to rear.

First Floor Landing

Bedroom One



Having a window and a radiator.

Bathroom



Having a panelled bath with rain shower and attachment, shower screen, low flush w.c and a hand wash basin, heated towel rail, tiled to walls and flooring.

Bedroom Three



Having a window, a radiator and a range of fitted wardrobes.

Second Floor Landing

With Stairs to:

Bedroom Two



Two skylights, radiator and fitted wardrobes.

Outside



To the front of the property is a block paved driveway. To the rear of the property is a block paved patio area with a lawned garden which is fully enclosed.

Material Information

Council Tax Band C

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

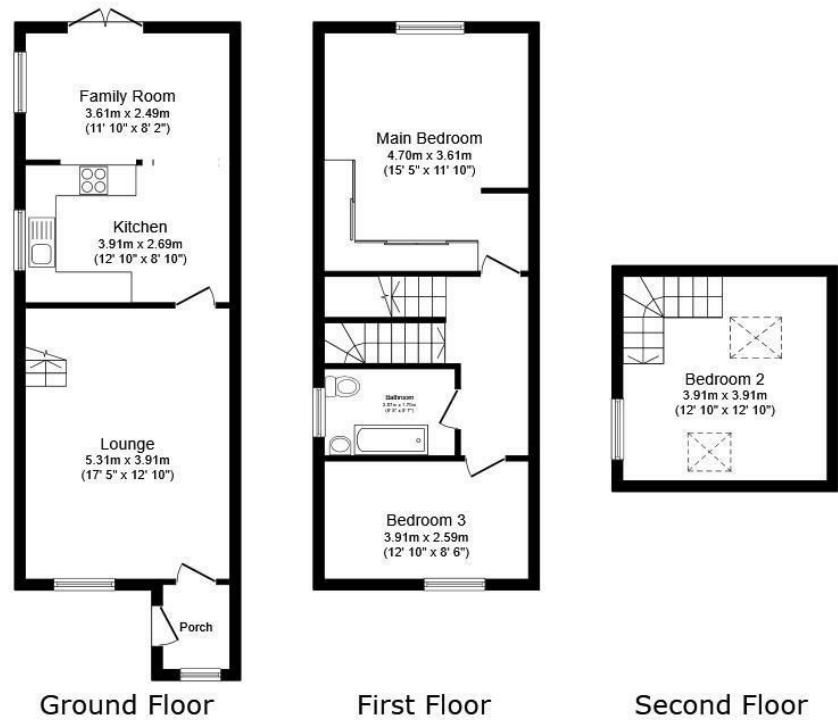
<https://www.groundstability.com/public/web/home.xhtml>

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

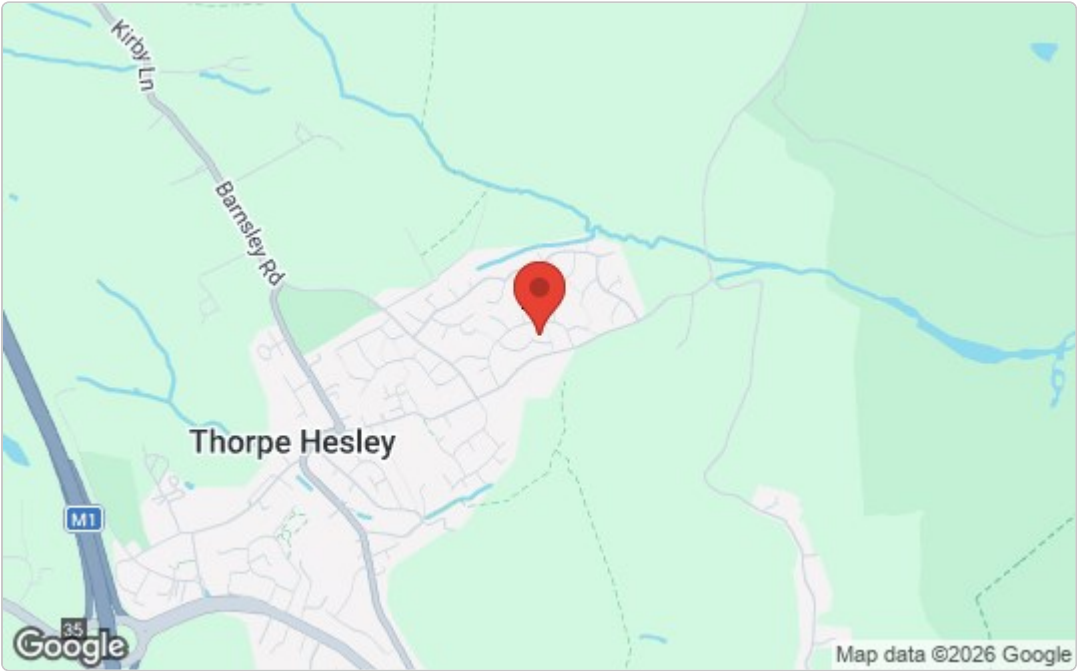
Floor Plan



Total floor area: 100.8 sq.m. (1,086 sq.ft.)

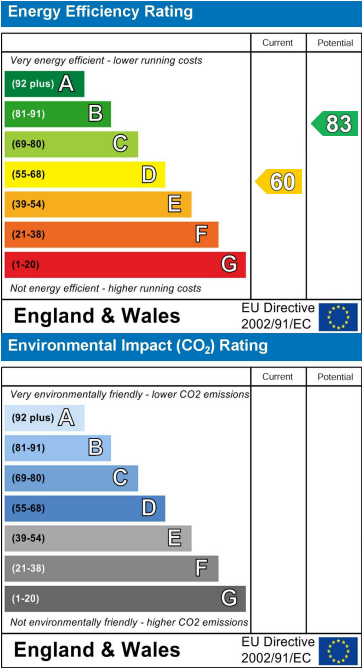
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

