



## Wellington Street

Goldthorpe, Rotherham, S63 9NW

Guide Price £65,000 - £75,000



- TWO BEDROOM END TERRACE
- AMPLE ON STREET PARKING
- GENEROUS DIMENSIONS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D

- NO UPWARD CHAIN
- ENCLOSED REAR YARD
- GOOD COMMUTE LOCATION
- GCH / DG
- COUNCIL TAX BAND A

# Wellington Street

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Nestled on Wellington Street in the charming area of Goldthorpe, Rotherham, this delightful two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and investors alike. With no upward chain, you can move in without delay and start enjoying your new home.

The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The generous dimensions throughout the house create a comfortable living environment, allowing for easy arrangement of furniture and personal touches. The two well-proportioned bedrooms provide ample space for rest and relaxation, making it an ideal setting for small families or professionals.

The bathroom is conveniently located, ensuring practicality for daily routines. Outside, the enclosed rear yard features an artificial lawn, offering a low-maintenance outdoor space that can be enjoyed year-round. This area is perfect for a small garden or a place to unwind after a long day.

Parking is made easy with ample on-street parking available, providing convenience for residents and visitors alike. The property is situated close to all local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, its good commute location makes it an attractive choice for those who travel for work.

In summary, this two-bedroom end terrace house on Wellington Street is a fantastic opportunity to secure a comfortable home in a well-connected area. With its generous space, convenient location, and no upward chain, it is certainly worth considering for your next move.

### Living Room

13'00" x 12'06" (3.96m" x 3.81m")

Via a uPVC front entrance door this leads into the roomy living room, having large uPVC window to the front filling the room with natural light, decorative coal effect fire place giving the room not only a focal point but a cosy feel, wall mounted radiator, aerial point, built in storage cupboard which also is home to the combi boiler and opening to the hall

### Hall

Having stairs rising to first floor landing and door opening to the kitchen/diner

### Kitchen/Diner

13'00" x 9'08" (3.96m" x 2.95m")

The real hub of this property is the spacious kitchen/diner having ample room for a dining table, kitchen fitted in white with an array of wall and base units providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, space and plumbing for washing machine with recess for free standing cooker, splash back tiles, wall mounted radiator, uPVC window and door to the rear.

### Landing

From landing all doors lead to bedrooms and bathroom.

### Bedroom One

13'00" x 12'07" (3.96m" x 3.84m")

Generously sized master bedroom with built in cupboard providing that extra storage we all crave, decorated in cool tones, wall mounted radiator and uPVC window to the front.

### Bedroom Two

9'09" x 8'01" (2.97m" x 2.46m")

Another good sized bedroom with neutral décor, wall mounted radiator and uPVC window to the rear elevation.

### Bathroom

6'06" x 4'05" (1.98m" x 1.35m")

Perfect spot to relax and unwind, with three piece

suite in white comprising of low flush WC, pedestal wash hand basin and bath with shower over, splash back tiles, wall mounted radiator and uPVC frosted window to the rear.

### Exterior

The front of the property allows for on street parking with gate giving access to front yard and entrance door, you can gain access to the rear yard also if needed down the side of the property.

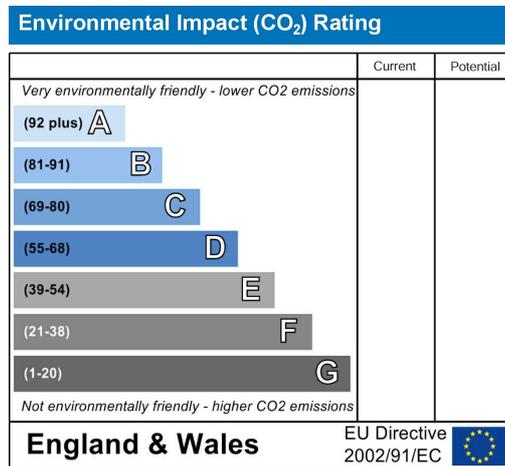
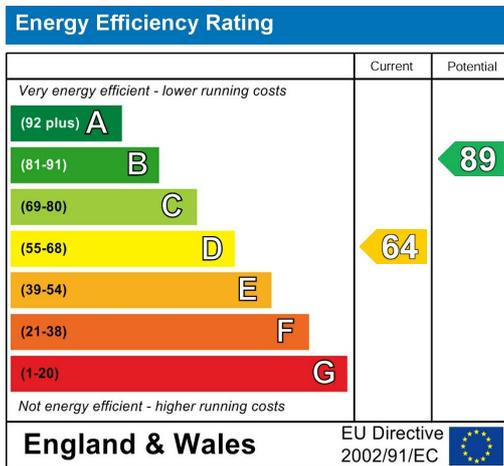
To the rear is a fully enclosed yard with fencing, partly laid with artificial lawn, a great space for seating in the warmer months.

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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