

FOR SALE



Doncaster Road, Goldthorpe
Asking Price Of £90,000


MARTIN&CO

Doncaster Road, Goldthorpe

3 Bedrooms, 1 Bathroom

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- **Semi detached**
- **Three bedrooms**
- **Currently tenanted**
- **Commuter links**
- **Two reception rooms**

Currently tenanted, this generously proportioned three-bedroom semi-detached home offers plenty of living space, with two reception rooms, a useful cellar and an enclosed rear garden. Positioned on Doncaster Road in Goldthorpe, the property is well placed for local shops, everyday amenities, public transport and commuter routes, making it a practical option for a range of buyers, including those considering an investment purchase.

The accommodation begins with a bay-windowed lounge positioned to the front of the property. The bay window provides a natural focal point to the room, while a feature fire surround adds further character. With good proportions and space for a range of furniture.

An inner hallway provides access to the staircase rising to the first-floor landing, while the second reception room is currently arranged as a dining room. Having two separate reception rooms provides useful flexibility, with the dining room offering space for family meals, entertaining or potentially a home working area depending on requirements. From here, there is also access to the cellar.

The kitchen is fitted with a range of wall and base units providing cupboard and worktop space, together with room for appliances. Its practical layout provides the essentials for day-to-day use while leaving scope

for a future owner to adapt or update the room to suit individual requirements.

Moving to the first floor, the landing provides access to three bedrooms and the family bathroom. Two of the bedrooms are doubles, giving the property good-sized principal and second bedrooms, while the third is a single room which could work equally well as a child's bedroom, nursery, study or home office. The family bathroom completes the first-floor accommodation. Outside, there is a forecourt-style garden to the front, setting the house back from Doncaster Road. To the rear is an enclosed garden arranged in separate sections. A patio area provides a useful spot for outdoor seating and dining, while a further enclosed section has been finished with pebbles, helping to keep ongoing maintenance relatively straightforward. Goldthorpe provides a good selection of everyday facilities, with shops, supermarkets and other services available within the local area. The village centre includes an ALDI supermarket alongside a range of independent shops and businesses, while further retail facilities can be found across the wider Dearne Valley

area.

Public transport is another useful feature of the location. Goldthorpe railway station provides rail connections for travel towards destinations including Sheffield and Leeds, while local bus services connect Goldthorpe with surrounding areas. Road links are also accessible, with the A635 providing a route towards Barnsley and Doncaster and connections through the wider road network towards the A1(M), making the location suitable for those travelling throughout South Yorkshire and beyond.

Families considering the area have a selection of schools in Goldthorpe and the surrounding communities, including Goldthorpe Primary Academy and Dearne Goldthorpe Primary School, with secondary education available within the wider Dearne area. As school admissions and catchment arrangements can change, these should be checked directly with the relevant school or local authority where they form an important part of a purchase decision.

With two reception rooms, two double bedrooms, a

useful cellar and enclosed outdoor space, the property offers more accommodation than may initially be apparent from the roadside. Its current tenanted status may also be of particular interest to landlords looking for an existing investment, subject to the terms of the tenancy and all relevant documentation.

Overall Doncaster Road combines generous room sizes with a practical layout and a location close to the everyday facilities of Goldthorpe. The separate lounge and dining room, three first-floor bedrooms and manageable rear garden provide a flexible home, while access to rail, bus and road connections adds to the convenience of the position.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		

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