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Rosegreave

Goldthorpe, S63 9GG

Guide Price £150,000 - £160,000

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- FOUR BEDROOM END TOWN HOUSE
- SECURE OFF ROAD PARKING WITH DRIVE AND GARAGE
- POPULAR ESTATE, CUL-DE-SAC LOCATION
- MODERN FIXTURE AND FITTINGS
- COUNCIL TAX BAND C
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GCH DG
- EPC RATING C

Tel: 01709 894440

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Nestled in the desirable area of Rosegreave, Goldthorpe, this charming four-bedroom end townhouse offers a perfect blend of comfort and convenience. Situated in a popular estate within a peaceful cul-de-sac, this property is ideal for families seeking a welcoming home without the hassle of a chain.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The generous dimensions of the bedrooms ensure ample space for personalisation, making it easy to create your own sanctuary. The modern fixtures and fittings throughout the home add a touch of contemporary elegance, enhancing the overall appeal.

The property boasts a well-maintained enclosed rear garden, providing a private outdoor space for children to play or for hosting summer gatherings. Additionally, the convenience of off-road parking is a significant advantage, with both a drive and a garage available for your vehicles.

Location is key, and this townhouse does not disappoint. It is conveniently close to all local amenities, ensuring that shopping, dining, and recreational options are just a stone's throw away. Furthermore, the property offers excellent commuting links, making it an ideal choice for those who travel for work.

In summary, this four-bedroom end townhouse in Rosegreave is a fantastic opportunity for anyone looking for a modern, spacious home in a friendly neighbourhood. With no upward chain, you can move in and start enjoying your new life right away. Don’t miss out on this wonderful property!

ENTRANCE HALL
Through a composite front door this leads into the roomy entrance hall, having staircase rising to first floor landing, wall mounted radiator, neutral décor and doorways leading to the downstairs WC, integral garage, under stairs storage room and kitchen/diner.

DOWN STAIRS WC
A handy addition to any household this room consists of low flush WC, wash hand basin, wall mounted radiator, towel rail, splash back tiles to walls and uPVC frosted glass window to the front.

GARAGE
Adding a great storage space to the property as well as offering secure off road parking with power and lighting, up and over door leads to front.

KITCHEN
An open plan kitchen/diner with walkway to the property's originally designed and built conservatory area, having ample room for a large dining table. The kitchen has an array of wall and base units fitted adding storage including a wall-mounted gas fired central heating boiler, contrasting work surface over, with porcelain sink, drainer and stainless steel mixer tap, integrated appliances including, fridge freezer, washer and dishwasher as well as electric oven and gas hob, extractor fan over, splash back tiles to walls, uPVC window to the rear, and open archway into the conservatory area.

DINING AREA/CONSERVATORY
Providing valuable additional space that can be utilised in many ways, having wall mounted radiator uPVC windows looking out into the rear garden, and uPVC French doors leading out on to the patio area. This space is filled with natural light and really brings the outdoors in making it a great sport to entertain friends and family.

LANDING
The landing has a wall mounted radiator and doorways lead to living room, family bathroom as well as bedroom two, with further staircase rising to second floor.

LIVING ROOM
A bright and airy living room with two uPVC windows to the rear elevation filling this room with natural light, coal effect gas fire with wooden surround gives this room not only a focal point but a cosy feel great for those nights in with the family, wall mounted radiator, telephone and aerial point finish this space.

BEDROOM TWO
A spacious second bedroom with wall mounted radiator, neutral décor and uPVC window to the front elevation.

BATHROOM
A well presented family bathroom with white three piece suite fitted , comprising of low flush WC, wash hand basin and panelled bath with shower over, splash back tiles to walls for easy clean, uPVC frosted window to the front and wall mounted radiator.

LANDING.
From the landing with wall mounted radiator, doorways lead to master bedroom, bedroom three and bedroom four, with access to the boiler room/storage.

MASTER BEDROOM
A generously sized master bedroom with built in wardrobe space adding that extra storage we all crave, two uPVC windows to the front elevation giving this room a light and airy feel, wall mounted radiator, aerial point and further doorway leading into the en-suite.

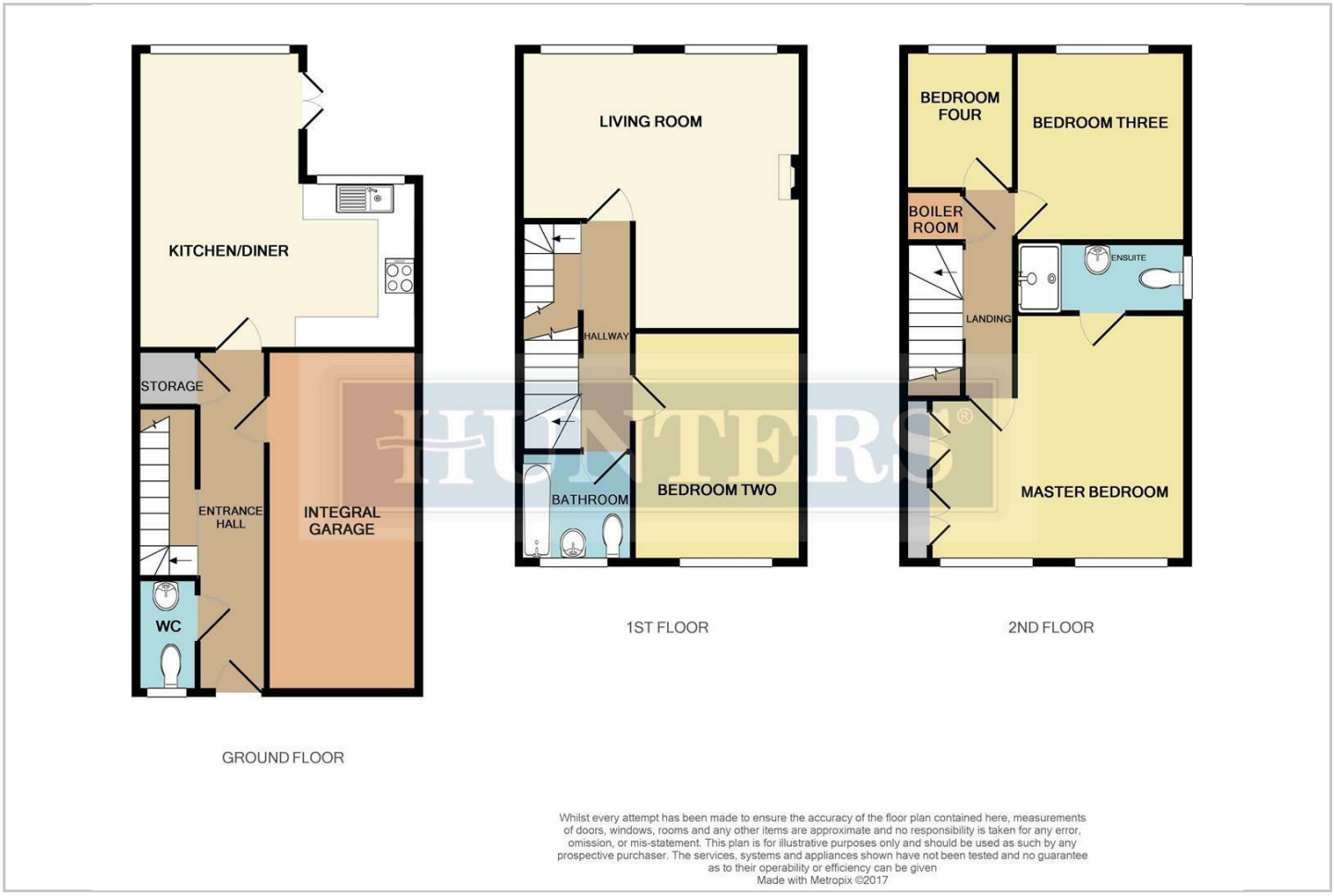
ENSUITE BATHROOM
That added extra this property gives, matching white suite comprising low flush WC and wash hand basin, single shower unit, tiles to walls, wall-mounted radiator and uPVC frosted window to side elevation.

BEDROOM THREE
Another good sized double bedroom with wall mounted radiator and uPVC window to the rear.

BEDROOM FOUR
Single bedroom or ideal home office, with wall mounted radiator, telephone point and uPVC window to the rear.

EXTERIOR
To the rear of the property is a low maintenance, well-kept and landscaped enclosed garden area with half being a patio area providing an ideal seating space to entertain family and friends in the warmer months, rising to a lawned area. Access to the garden can be gained via a side gate or from the conservatory.
To the front of the property is a tarmac driveway surrounded by a brick wall to two sides and mature planting to the third leading, up to the front of the integral garage providing not only a splash of colour but also adding to the privacy of this space.

Floorplan


KITCHEN/DINER
STORAGE
ENTRANCE HALL
INTEGRAL GARAGE
WC
GROUND FLOOR
LIVING ROOM
HALLWAY
BATHROOM
BEDROOM TWO
1ST FLOOR
BEDROOM FOUR
BEDROOM THREE
BOILER ROOM
ENSUITE
LANDING
MASTER BEDROOM
2ND FLOOR
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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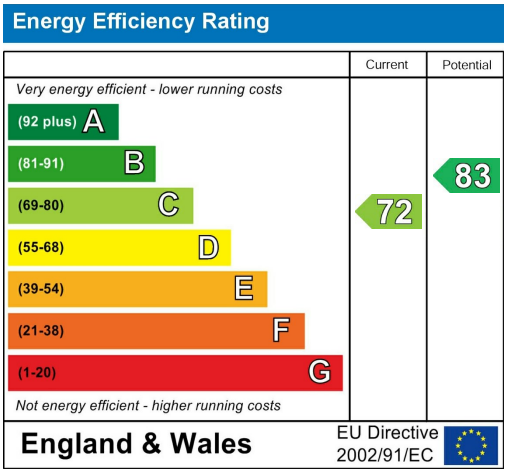


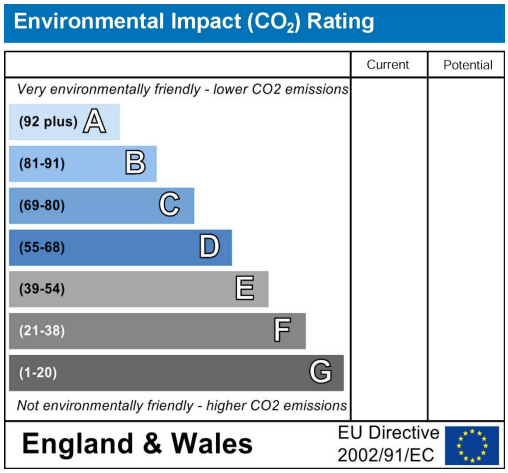







Energy Efficiency Graph





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





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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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
https://www.hunters.com

The Property Ombudsman