

FOR SALE



Goosebutt Court, Parkgate
Guide Price £90,000

MARTIN&CO



Goosebutt Court, Parkgate

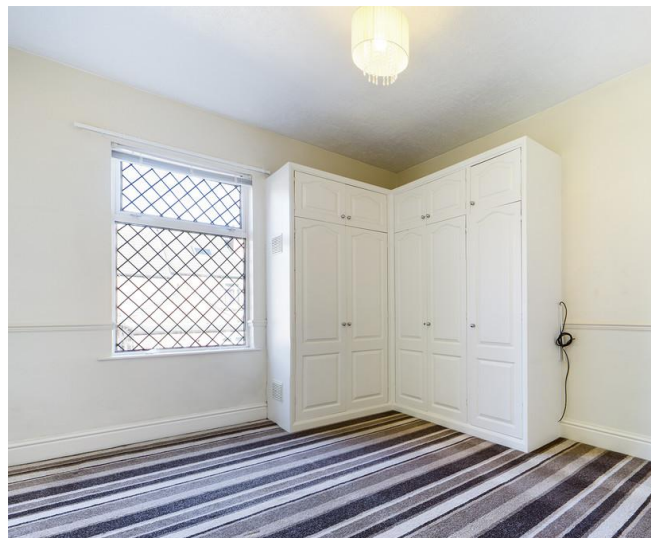
2 Bedrooms, 1 Bathroom

Guide Price £90,000

- Mid terrace
- Two bedrooms
- No chain
- Dining kitchen
- Popular location

GUIDE PRICE £90,000 - £100,000. Positioned within a well-established residential area of Parkgate, this bay windowed mid terrace offers a practical layout and a convenient setting, with no chain involved. Goosebutt Court sits within easy reach of everyday amenities and transport links, making it a straightforward choice for a range of buyers, whether looking for a first purchase, an investment, or something manageable to downsize into.

The front of the property is set back slightly behind a forecourt-style garden, giving a sense of separation from the pavement. Entry leads into a bay windowed lounge, where the shape of the room allows for a comfortable seating arrangement. The bay window draws in natural light throughout the day, while a feature fire surround provides a focal point within the space, giving the room a more defined layout. Moving through, the dining kitchen sits to the rear of the property and offers a good amount of space for both cooking and dining. There is a range of fitted wall and base units providing storage, along with worktop space for everyday use. The layout allows room for a dining table, making it a practical area for day-to-day living rather than a purely functional kitchen. Access to the rear garden is also available from here, connecting the indoor and outdoor spaces easily. The first floor landing leads to two well-proportioned



bedrooms. The main bedroom benefits from fitted wardrobes, which help maximise the available floor space and reduce the need for additional furniture. The second bedroom offers flexibility, suitable as a guest room, home office, or additional sleeping space depending on requirements. Both rooms maintain a straightforward layout, allowing for a variety of furniture arrangements.

The bathroom is fitted with a white three-piece suite, including bath, wash basin and WC. The space is practical and functional, serving the needs of the household without unnecessary complication. Externally, the rear garden is designed with low maintenance in mind, featuring an enclosed patio-style layout. This creates a usable outdoor space that does not require significant upkeep, making it suitable for those looking for something manageable. The enclosed nature of the garden also adds a sense of privacy.

The location is a key part of what this property offers. Parkgate Shopping Centre is just a short distance away, providing access to a wide range of retail

options including Tesco Extra, Morrisons, Next, Boots and a selection of restaurants and cafes. For more extensive shopping and leisure, Rotherham town centre and Meadowhall Shopping Centre are both easily accessible.

Transport links in the area are particularly convenient. Parkgate Tram Train station connects directly to Sheffield city centre, offering a reliable option for commuters. Regular bus routes run through Rawmarsh and surrounding areas, while the nearby A633 and M1 motorway network provide straightforward road access for travel further afield.

For those considering schooling, the area is served by a number of local options including Rawmarsh Community School, Sandhill Primary School and Monkwood Primary School, all within a reasonable distance. This adds to the practicality of the location for a wide range of buyers.

Overall, the property presents a balanced combination of space, location and straightforward living. The absence of a chain simplifies the buying process, while the layout and setting make it a versatile option for



different types of purchasers.

LOUNGE With coving and rose to the ceiling. The focal point of the room is the feature fire surround with electric fire. With laminate flooring, front facing entrance door and front facing bay window.

DINING KITCHEN With coving to the ceiling and a range of fitted wall and base units in high gloss red, wall units include extractor hood. Base units are set beneath worktops which include a hob, oven, plumbing for washing machine, single bowl sink, tiled splash backs, a staircase leads to the first floor landing, rear facing window and rear facing entrance door.

LANDING With access top two bedrooms and bathroom.

BEDROOM ONE With dado rail to half height, fitted wardrobes and rear facing window.

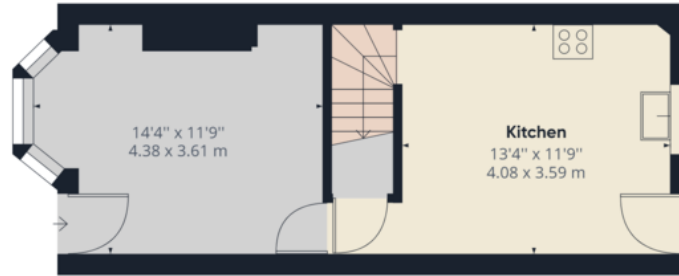
BEDROOM TWO With a front facing window.

BATHROOM With a white three piece suite comprising of a low flush w.c, wash hand basin, bath with shower over, tiled walls, loft access and front facing window.

OUTSIDE There is a forecourt style garden to the front. To the rear is a patio style garden

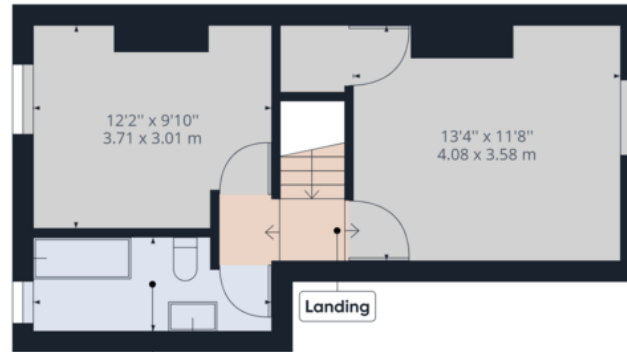


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor Building 1

Approximate total area⁽¹⁾
699.00 ft²
64.94 m²



(1) Excluding balconies and terraces

While every attempt has been made to

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