

FOR SALE



Goosebutt Court, Parkgate
Guide Price £90,000


MARTIN & CO



Goosebutt Court, Parkgate

2 Bedrooms, 0 Bathroom

Guide Price £90,000

- Mid terrace
- Two bedrooms
- Dining Kitchen
- Garden to rear
- Spacious

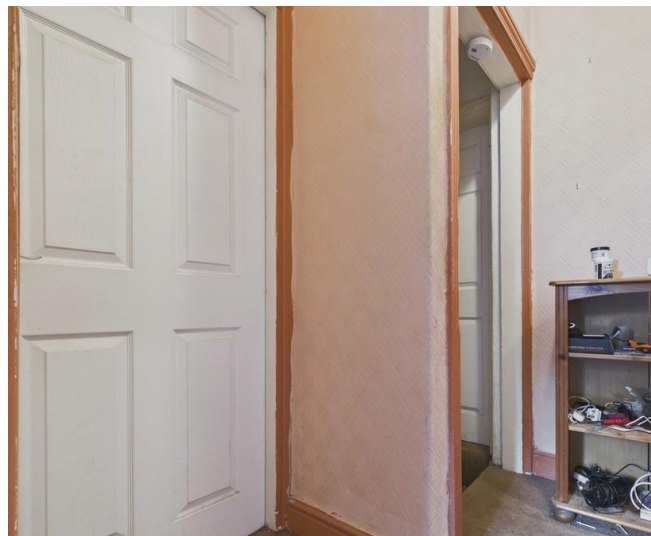
GUIDE PRICE £90,000 - £100,000. Positioned within a well-established residential area of Parkgate, this bay windowed mid terrace offers a practical layout and a convenient setting. Goosebutt Court sits within easy reach of everyday amenities and transport links, making it a straightforward choice for a range of buyers, whether looking for a first purchase, an investment, or something manageable to downsize into.

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.

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. 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. Both rooms maintain a straightforward layout, allowing for a variety of furniture arrangements.

The shower room is fitted with a white three-piece suite, including shower, wash basin and WC. The space is practical and functional.



Externally, there is a rear garden. 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

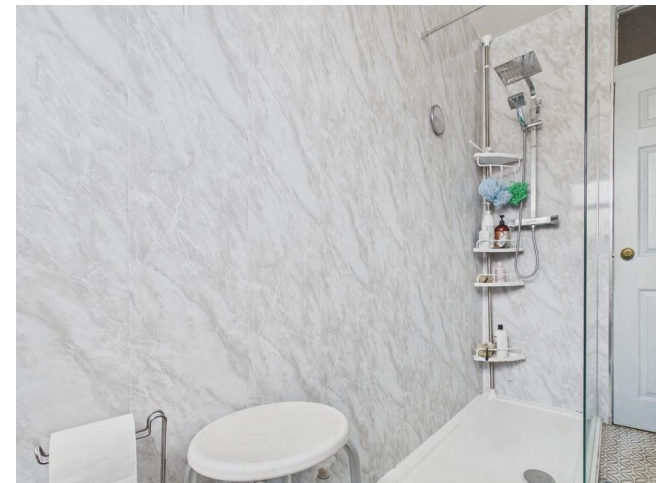
a wide range of buyers.
LOUNGE With coving and rose to the ceiling. The focal point of the room is the front facing bay window, with laminate flooring and front facing entrance door.

DINING KITCHEN With a range of fitted wall and base units in beech effect, with downlights to the ceiling and extractor hood. Base units are set beneath worktops which include a single bowl sink, oven, hob, plumbing for washing machine, breakfast bar and tiled floor. A staircase rises to the first floor landing, rear facing window and entrance door.

LANDING With loft access.

BEDROOM ONE A double size room with coving to the ceiling, laminate flooring and front facing window.

BEDROOM TWO A double size room with lobby, full drop down loft hatch with ladder. The loft is partially



boarded with a light and is insulated. There is a wall mounted central heating boiler, installed November 2025 with warranty and rear facing window.

SHOWER ROOM Having a white three piece suite which comprises of a low flush wc, wash hand basin, shower cubicle, tiled walls, decorative paneling, downlights to the ceiling and rear facing window.

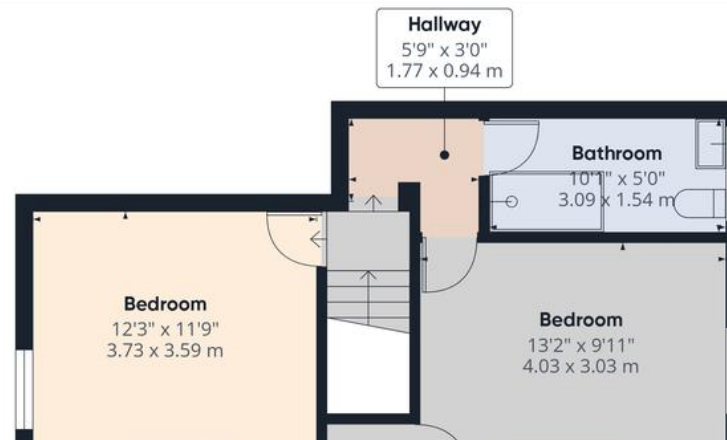
OUTSIDE To the rear of the property is a garden with patio areas, pebbled areas and mature shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Approximate total area[®]
708 ft²
65.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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