

Cranwell Court

Goldthorpe, Rotherham S63 9GA

- THREE BEDROOM
- EN SUITE BATHROOM
- uPVC DOUBLE GLAZED
- OFF STREET PARKING
- DETACHED HOUSE
- NO UPWARD CHAIN
- COMBINATION BOILER
- EPC RATING TBC

Offers In The Region Of £210,000 Freehold













Situated in the charming area of Cranwell Court, Goldthorpe, Rotherham, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both space and functionality, making it a practical choice for modern living.

Situated in a friendly neighbourhood, this home benefits from local amenities and transport links, providing easy access to the surrounding areas. Whether you are looking to settle down or invest in a promising property, this house in Cranwell Court is a wonderful option that combines comfort and convenience. Don't miss the chance to make this charming residence your own.

GROUND FLOOR ACCOMMODATION
uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY
Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE
14'11" * 12'6"
uPVC double glazed bay window to front elevation. Surround housing a living flame coal effect gas fire with marble back and hearth, Double panelled central heating radiator. Two wall light points. TV aerial socket.

WC
uPVC double glazed window to side elevation. Suite in white comprising of Low flush WC and hand wash pedestal basin. Tiles to splash back areas. Single panelled central heating radiator.

DINING AREA
8'3" * 8'2"
uPVC double glazed French doors to rear garden. Double panelled central heating radiator. Open plan through to:

KITCHEN
9'1" * 7'2"
uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with extractor over. Space and plumbing for an automatic washing machine. Space for fridge/ freezer and space for further appliance. Tiles to splash back areas. Wall mounted combination boiler.

FIRST FLOOR ACCOMMODATION

LANDING
uPVC double glazed window to side elevation. Stairs from entrance hallway. Loft access point. Single panelled central heating radiator.

BEDROOM ONE
12'6" * 9'1"
uPVC double glazed windows to front elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

EN SUITE
uPVC double glazed window to front elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and shower cubicle with direct feed shower. Tiles to splash back areas. Single panelled central heating radiator.

BEDROOM TWO
9'4" * 8'2"
uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Laminate wood effect flooring. Single panelled central heating radiator.

BEDROOM THREE
7'2" * 6'2"
uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

BATHROOM
6'2" * 6'2"
uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and seperate double shower cubicle with direct feed shower. uPVC cladding to shower and tiles to other splash back areas. Heated towel rail. uPVC cladding and LED downlights to ceiling. Extractor fan.

OUTSIDE AND GARDENS
To the front is a small grassed garden. Tarmac driveway to the side with ample parking for several vehicles. To the rear is a good size fenced garden with block paved patio area and separate lawn . Timber shed to the rear.

VIEWINGS
By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.









IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

Local Authority Barnsley
Council Tax Band C
EPC Rating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.