FOR SALE









Goosebutt Street, Parkgate
Asking Price Of £90,000

MARTIN&CO







Goosebutt Street, Parkgate

2 Bedrooms, 2 Bathroom

Asking Price Of £90,000

- **Mid Terrace**
- **Two bedrooms**
- **Two bathrooms**
- **Garden**
- **Popular location**

Positioned within a well-established residential area of Parkgate, this mid terrace offers a practical layout and a convenient setting. Goosebutt Street 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 lounge, where the shape of the room allows for a comfortable seating arrangement. 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 the rear lobby. Downstairs bathroom has a three piece suite.

The first floor landing leads to two well-proportioned bedrooms. The main bedroom benefits from an en suite shower room. 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.

Externally, the rear garden is designed with a lawn

and patio-style layout.
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.

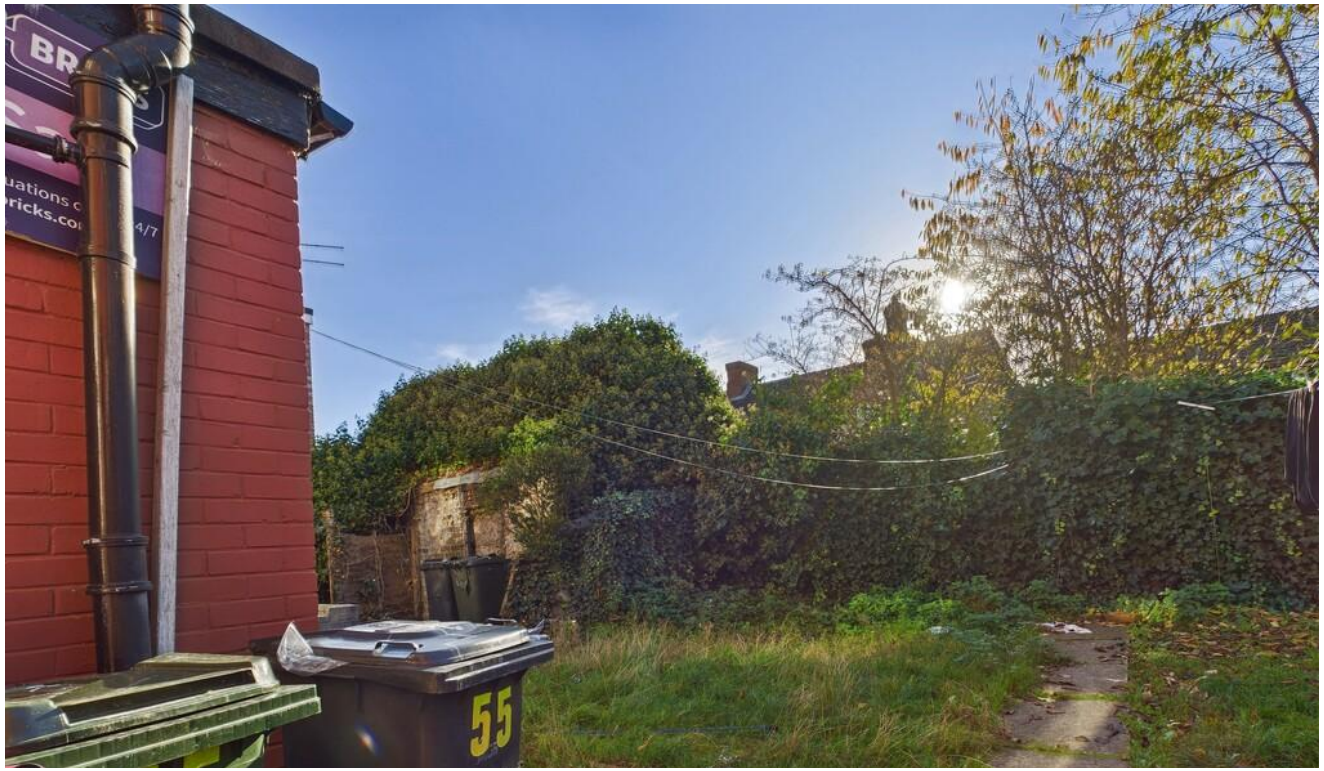
Overall, the property presents a balanced combination of space, location and straightforward living. The absence of a chain simplifies the buying process, while the layout and setting make it a versatile option for different types of purchasers.

LOUNGE With coving to the ceiling, front facing window and front facing entrance door.

DINING KITCHEN With a range of fitted wall and base units in white. Base units are set beneath worktops which include a single bowl sink, space for cooker, plumbing for washing machine, tiled floor and tiled splash backs. A staircase rises to the first floor landing, door gives access to the rear lobby and rear facing window.

REAR LOBBY With access to the downstairs bathroom, tiled floor and side facing entrance door.

BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath,



tiled floor, tiled walls and rear facing window.

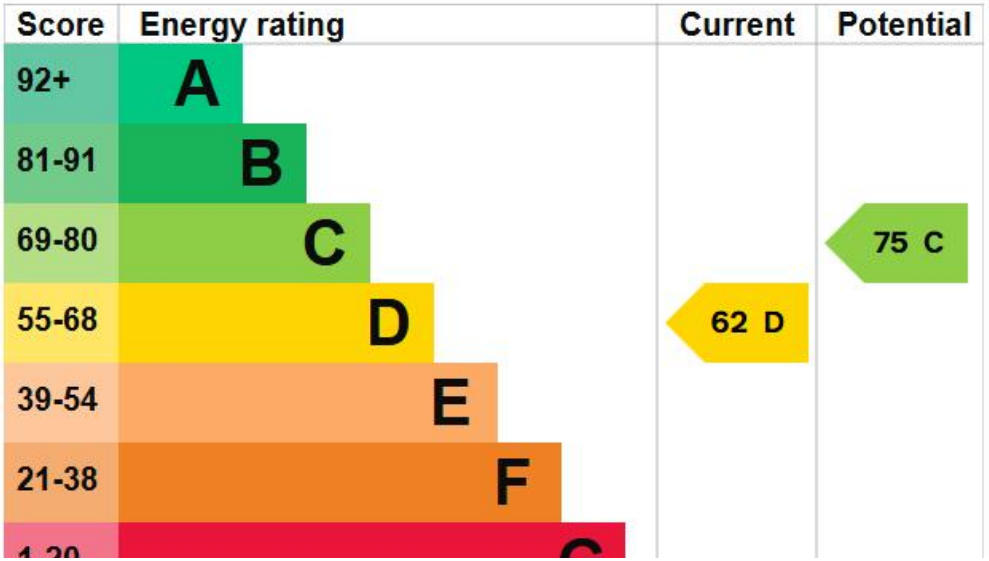
FIRST FLOOR LANDING

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

EN SUITE Having a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, shower cubicle, tiled splash backs and front facing window.

BEDROOM TWO A double size room with built in cupboard and rear facing window.

GARDEN With patio and lawn.





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The Property Ombudsman