FOR SALE









Leadley Street, Goldthorpe
Asking Price Of £130,000

MARTIN&CO







Leadley Street, Goldthorpe

4 Bedrooms, 2 Bathroom

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This four bedroom mid terrace home. Originally two properties converted into one, this versatile property offers plenty of potential. With the correct planning consents and approvals, it could even be converted back into two separate properties, subject to planning.

Perfect for both landlords/investors and private buyers, this property benefits from its convenient location with easy access to commuter links and local amenities.

Upon entering, you'll find an inviting entrance porch that leads to the first reception room, featuring a feature fire surround. The second reception room boasts a contemporary style fire. Moving further, there is a dining room with another striking fire surround and French doors that open up to the rear garden.

The dining kitchen has a range of fitted wall and base units, providing ample storage space. It also benefits from French doors, allowing natural light to flood in and providing a seamless connection to the garden area.

On the first floor, you'll find a landing leading to four spacious bedrooms. The property further benefits from a shower room and a family bathroom, ensuring

convenience for the whole household.

Outside, there is a garden to the rear, providing a private outdoor space to relax and entertain.

INTERNAL PORCH With front facing door and access to the sitting room.

SITTING ROOM With coving to the ceiling and dado rail to half height. There is a feature wall mounted fire, bar area, front facing window and opening to the lounge.

LOUNGE With coving to the ceiling, dado rail to half height, feature wall mounted fire and two front facing windows.

DINING ROOM With coving to the ceiling, delf shelf, feature fire surround, laminate floor and rear facing French style doors to the garden.

DINING KITCHEN With a range of fitted wall and base units, base units are set beneath worktops with tiled splash backs above, single bowl sink, plumbing for washing machine, laminate flooring and rear facing French style doors to the rear garden.

LANDING With coving to the ceiling and spindled balustrade.

BEDROOM ONE With coving to the ceiling, fitted wardrobes and front facing window.

BEDROOM TWO With coving to the ceiling and laminate flooring.

BEDROOM THREE With coving to the ceiling and rear facing window.

BEDROOM FOUR With coving to the ceiling and rear









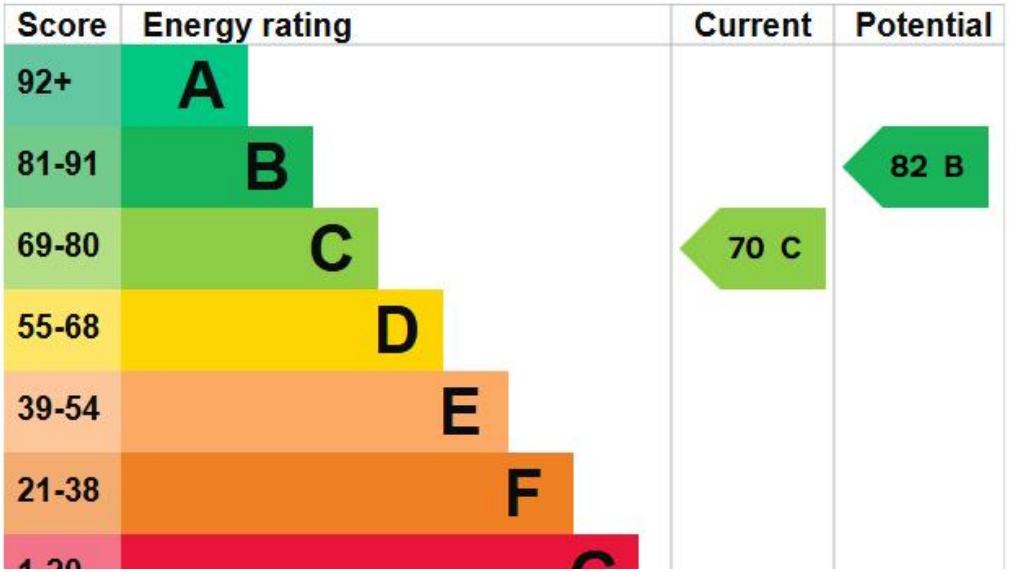
facing window.

BATHROOM With a three piece suite comprising of a low flush w.c, wash hand basin, corner bath, tiled splash backs and rear facing window.

SHOWER ROOM With a three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled splash backs and rear facing window.

OUTSIDE To the front is a fore court style garden. To the rear is an enclosed garden with block paved patio, decked area and borders.









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The Property Ombudsman