



£190,000 Guide Price

Pickhills Grove, Goldthorpe, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



[www.uflit.co.uk](http://www.uflit.co.uk)



# Step Inside

---

## Key Features

- Extended Three Bedroom Family Home
- FABULOUS First Time Buyer/ Growing Family Home
- Extended Open Plan Kitchen Diner
- Downstairs WC & Utility Area
- Tastefully Appointed Throughout
- Driveway & Integral Garage
- Private Enclosed Landscaped Rear Garden
- VIEWING HIGHLY ADVISED!

## Property Description

GUIDE PRICE £190,000 to £200,000

TO THE FIRST-TIME BUYERS, THIS PROPERTY MAY APPEAL...EXTENDED TO THE REAR, OVERLOOKING OPEN FIELDS...!

Uflit are highly delighted to welcome to the market this EXTENDED THREE bed semi-detached property, tastefully appointed throughout.

## Main Particulars

GUIDE PRICE £190,000 to £200,000

TO THE FIRST-TIME BUYERS, THIS PROPERTY MAY APPEAL...EXTENDED TO THE REAR, OVERLOOKING OPEN FIELDS...!

Uflit are highly delighted to welcome to the market this EXTENDED THREE bed semi-detached property, tastefully appointed throughout. The property boasts a cloakroom entrance, spacious lounge and the heart and hub of this family home is the modern open plan kitchen diner tastefully adopting the rear extension with a separate utility area and downstairs wc. The first-floor hosts three ample sized bedrooms and a fantastic family bathroom. To the outside of the property, an open aspect frontage with a driveway providing off-road ample parking leading to the integral garage. To the rear a private landscaped garden with a stunning patio area extending the family entertaining area, overlooking open fields. The property also benefits from a selection of fitted blinds. Located in the ever-popular area of Goldthorpe on modern development, close to local amenities, transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

### Entrance hall

Entering through a glazed composite door with laminate flooring and carpeted stairs leading to the first-floor accommodation, radiator, side facing upvc window and a doors giving access to lounge.

**Lounge** w: 3.1m x l: 4.7m (w: 10' 2" x l: 15' 5")

A spacious living area with a feature panelled, a continuation of the laminate flooring, a front facing upvc window adding to the light and a radiator adds warmth. Door to under stairs storage and a door to the extended open plan kitchen diner,

**Open Plan Breakfast Kitchen/Diner** w: 4.7m x l: 5.3m (w: 15' 5" x l: 17' 5")

The heart and hub of this family home is the fitted modern kitchen featuring a range of wall and base units with complimentary granite style worksurface areas and tiled back panels with a counter top sink. Fitted appliances to include a built-in oven with electric hob and extractor fan. Integrated appliances to include dishwasher and fridge freezer. Further complimenting this modern kitchen is two radiators and beautiful tiled flooring seamlessly flowing through to the offset dining area giving a sense of separation to the open plan aspect and an abundance of mood spot lighting flowing through this area. Two rear facing upvc windows along with French doors opening to the garden illuminates, a bespoke vaulted ceiling with Velux window and doors lead to the utility and WC. Sizes to maximum measurements.

### Utility

w: 2.6m x l: 1.9m (w: 8' 6" x l: 6' 3")

Comprising of a base unit with worksurface area and plumbing for further utilities, laminate flooring, radiator and a rear facing composite door and a further door gives access to the garage.

## **WC**

Comprising of a low-level wc and floating wash hand basin with tiled back panel. A continuation of the tiled flooring and radiator.

## **FIRST FLOOR:**

### **Landing**

A carpeted spindled landing with radiator and loft hatch creating additional storage. Doors giving access to three bedrooms and the family bathroom.

**Master bedroom** w: 2.8m x l: 5.2m (w: 9' 2" x l: 17' 1")

A double bedroom with carpeted flooring, radiator and front & rear facing upvc bay windows.

**Bedroom 2** w: 4.1m x l: 3.5m (w: 13' 5" x l: 11' 6")

A further double bedroom with a range of built-in wardrobes, carpeted flooring, radiator and a front facing upvc window. Sizes to maximum measurements.

**Bedroom 3** w: 2.1m x l: 3.6m (w: 6' 11" x l: 11' 10")

An ample sized third bedroom with carpeted flooring, radiator and a rear facing upvc window.

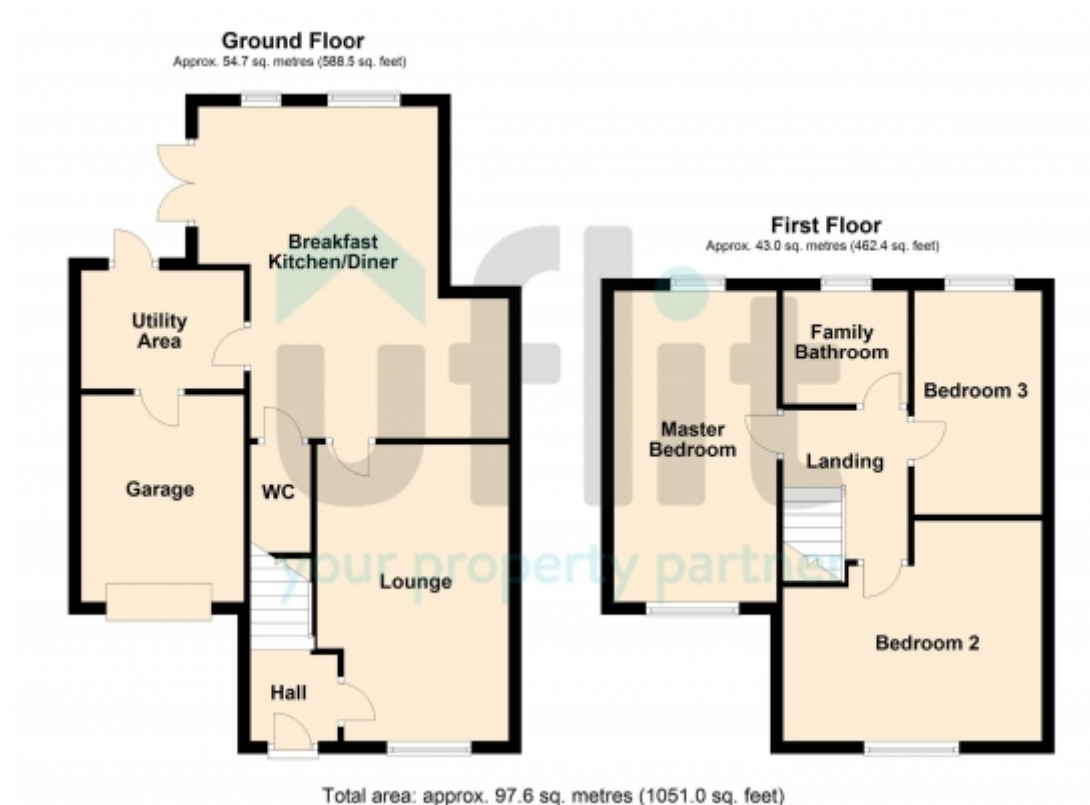
**Family Bathroom** w: 2m x l: 2.5m (w: 6' 7" x l: 8' 2")

A beautifully presented family bathroom benefitting from a p-shaped panelled bath with overhede shower and screen, wash hand basin and low level wc. Fully tiled throughout, heated towel and a rear facing upvc window.

### **Outside**

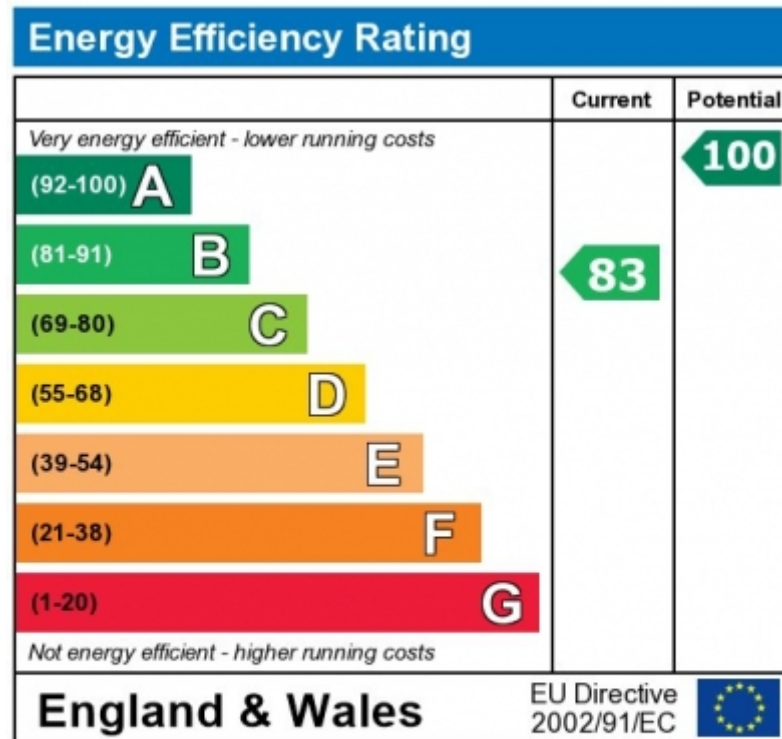
This house has kerb appeal with a open aspect frontage and lawned gardens. A driveway provides ample off road parking and leads to the integral garage. Side gated access to the rear where a Indian stone patio wraps around lawned gardens with raised sleeper borders all privately enclosed overlooking open fields.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



[www.uflit.co.uk](http://www.uflit.co.uk)