



Goodwin Road, Rotherham, South Yorkshire, S61

ATTENTION FIRST TIMERS AND FAMILIES, THREE BEDROOM MID TOWN HOUSE, POPULAR LOCATION, GENEROUS ROOM SIZES, GARDENS FRONT AND REAR, NO ONWARD CHAIN.

Within this ever popular and convenient location a three bedroom mid town house which offers accommodation of generous size suitable for both first time buyers and families. Including central heating and double glazing, gardens front and rear and on road parking to the front this well positioned home has easy access to local shopping amenities, Rotherham and Sheffield centres, the M1 motorway and Meadowhall. Entrance hall, cloakroom/wc, lounge and breakfast kitchen to the ground floor with three first floor bedrooms, store room and bathroom.

No onward chain!

Entrance Hall With double glazed front entrance door, Side window, understairs storage and stairs rising to the first floor.

Cloakroom/WC With wc, wash basin with vanity beneath and partial tiling.

Lounge 4.85 x 3.17. With front bow window and focal fire surround with marble inlay and hearth and open flame gas fire.

Breakfast Kitchen 4.21 x 3.11. (Maximum measurements)

With a range of fitted units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Tiled effect vinyl floor, double glazed rear door, plumbing for washer, shelved pantry cupboard and cooking appliances of electric hob with extractor and electric oven.

First Floor Landing With cylinder cupboard and access to the loft.

Storeroom 3.34 x 1.06. Located over the passage a useful storage area which houses the gas boiler.

Bedroom One 3.92 x 3.17. With front window and sliding door wardrobes.

Bedroom Two 3.13 x 3.12. With rear window and built in wardrobes.

Bedroom Three 2.95 x 1.96. (Maximum measurements)

With front window and overstairs storage.

Bathroom 2.67 x 1.66. With suite comprising wc, wash basin, bidet and bath with electric shower. Rear window and full wall tiling.

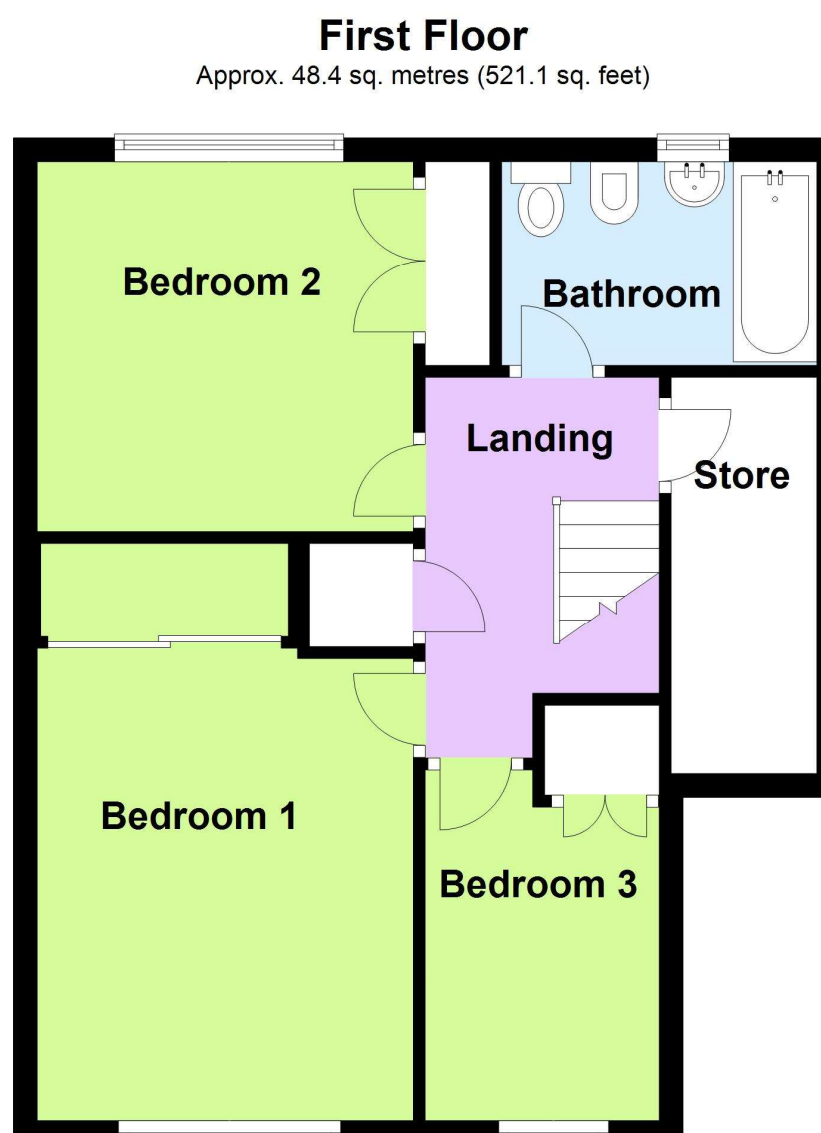
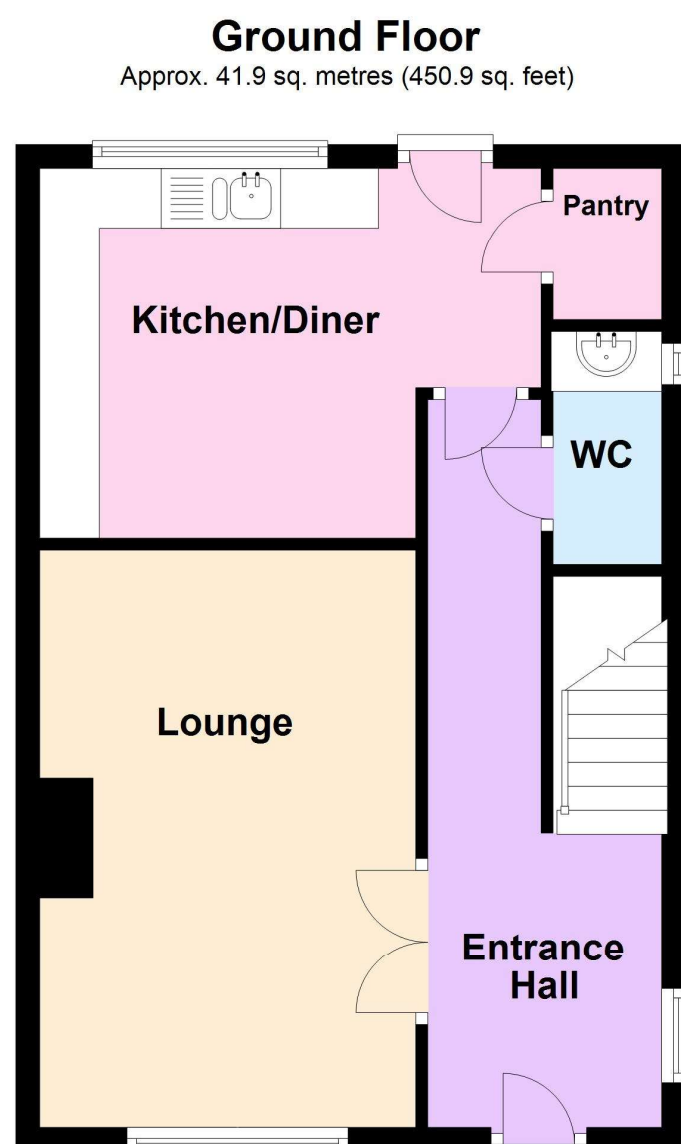
Outside To the rear of the house is a paved garden with brick outbuilding and outside tap. To the front is a fenced lawned garden with shared paved entrance path and passage which provides front to rear access. On road parking is available to the front of the house.



- Ideal for first timers or families
- Three bedroom inner town house
- Central heating and double glazing
- Generous room sizes
- Downstairs wc
- Gardens front and rear
- No onward chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Total area: approx. 90.3 sq. metres (972.0 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.