



8 Kents Grove

Goldthorpe, Rotherham, S63 9GX

Offers In The Region Of £125,000



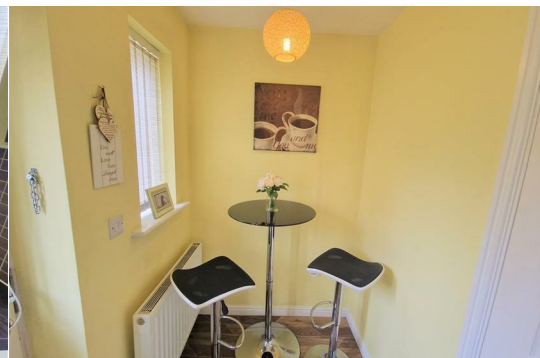
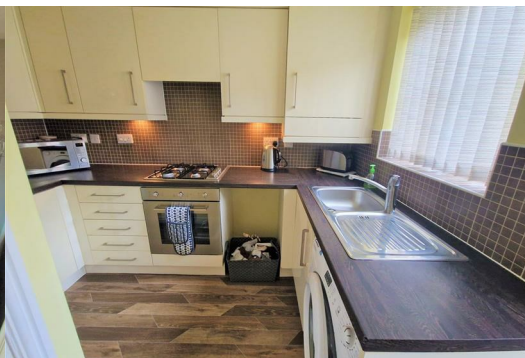
*** NEW TO THE MARKET***

This spacious two bedroom property is located on a much sought after residential estate, it is in a cul de sac location and has two allocated parking bays.

The property is very well maintained throughout and is an ideal first time buyer property with local amenities within walking distances and a primary school just a short walk from the estate.

A viewing is recommended to appreciate what is on offer.

CALL US TODAY!!



KITCHEN

Entering through the composite door leading into the kitchen which has a range of cream wall and base units with a brown wooden effect worktop and brown mosaic tiles to the splash back area. A electric oven and gas hob and integral and a chrome sink with mixer tap is located beneath the upvc double glazed window to the front elevation.

A space for a bar stool and chairs finishes this room of nicely.

LOUNGE

A spacious lounge with UPVC double glazed glass panels and french doors leading out to the rear garden. The room is tastefully decorated with beige carpet and beige wall decor.

MASTER BEDROOM

A spacious double bedroom with UPVc double glazed window and a painted feature wall which gives the room a nice welcoming feel.

BEDROOM TWO

A larger than average second bedroom with dual UPVC double glazed windows that allow plenty of natural light to flow through the room. A storage cupboard above the staircase is ideal for additional storage space.

BATHROOM

Located centrally in the property the family bathroom comprises of a three piece white suite with neutral warm colours that tie in with the slate effect tiles to the splash back area of the bath and sink. The room is finished with laminate effect vinyl to the floor covering.

DOWNSTAIRS WC

A two piece white suite is ideally located on the ground floor and is ideal for anyone with a family.

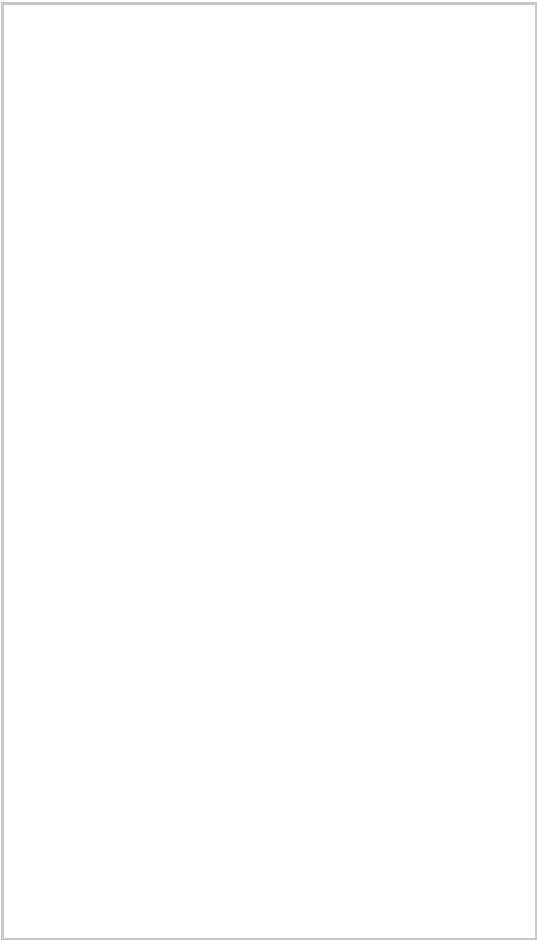
OUTSIDE

To the front of the property there is two designated parking bays. To the rear there is a nice sized garden that has wooden fencing to the boundary. Artificial turf gives the garden a nice bright fresh appearance and has a path leading from the patio area down to the far end of the garden.

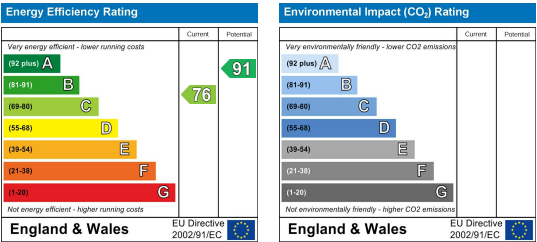
Area Map



Floor Plans



Energy Efficiency Graph



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