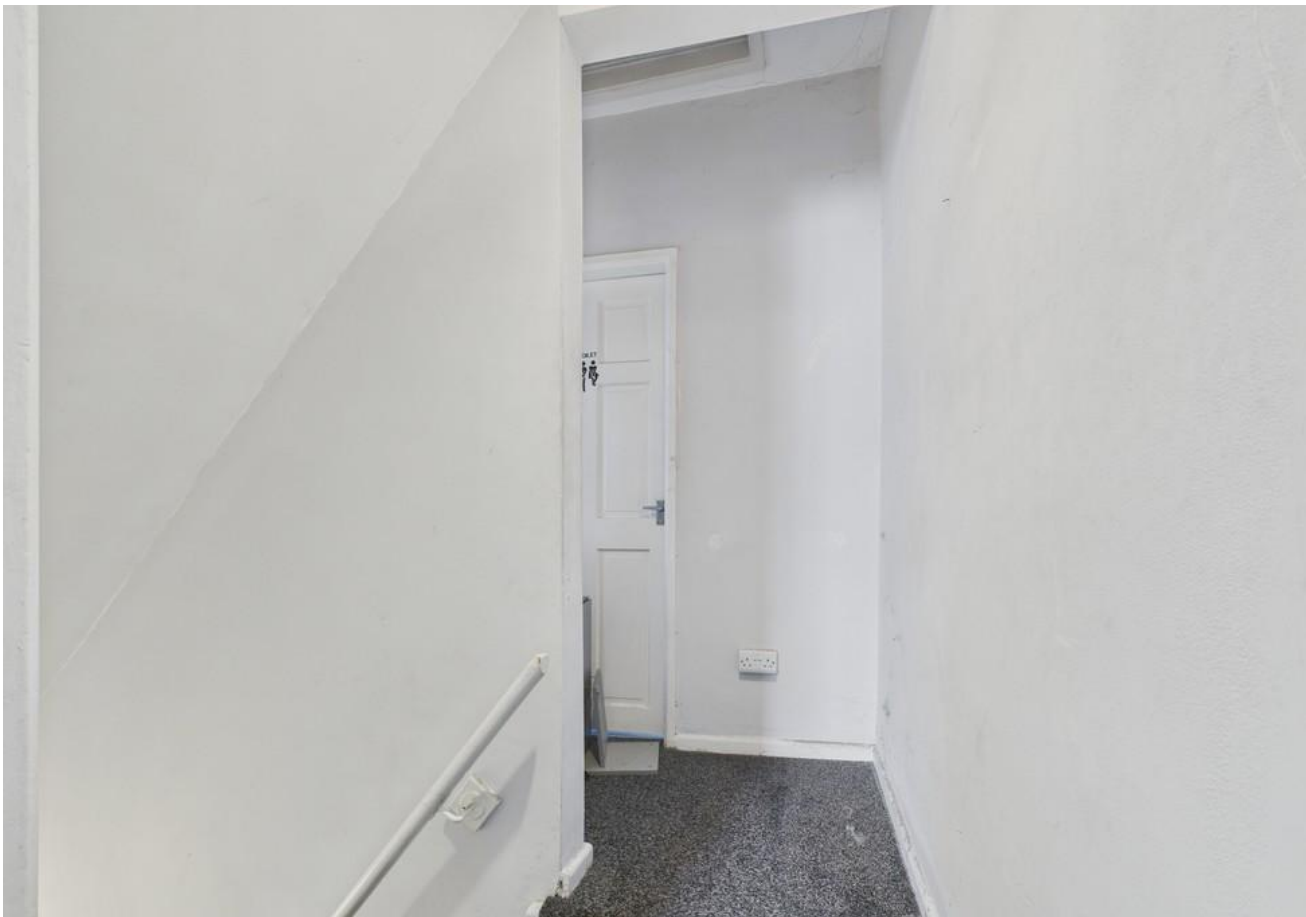


FOR SALE



Albert Road, Goldthorpe
Guide Price £60,000


MARTIN&CO



Albert Road, Goldthorpe

2 Bedrooms, 1 Bathroom

Guide Price £60,000

- Mid terrace
- Two bedrooms
- No chain
- Commuter links
- Spacious

GUIDE PRICE £60,000 - £65,000. Set on Albert Road in the heart of Goldthorpe, this two-bedroom mid-terrace is being offered to the market with no onward chain, making it a straightforward option for those looking to get a foot on the ladder or add to a rental portfolio. The location offers the right balance of convenience and practicality, with good access to local amenities, transport connections, and schools – all within easy reach.

The lounge sits at the front of the house and features a central fireplace surround that brings a traditional focal point to the room. It's a straightforward space, ready for a personal touch, and sized well for comfortable seating and day-to-day use.

Towards the back of the property is the dining kitchen, fitted with a selection of wall and base units and offering space for freestanding appliances. There's room for a small dining table, and access to the rear garden is available directly from here, making it a practical setup for daily routines or relaxed mealtimes. Upstairs, the layout continues with two bedrooms situated off the landing. Both are of sensible proportions and will suit a range of requirements, whether that's sleeping space, a home office, or guest room. The bathroom is fitted with a standard white three-piece suite, including a panelled bath, WC, and hand basin, all set against neutral tiling.



Outside, the front garden is arranged in a forecourt style with a low-maintenance finish, while the rear garden is a decent size – mostly laid to lawn – and offers outdoor space for everyday use or simple improvements. It's a straightforward outdoor area with room for further landscaping or storage solutions if needed.

Goldthorpe itself is well-served by essential amenities. For shopping, there's an Asda Superstore less than a mile away, as well as smaller convenience stores within walking distance. Larger retail and leisure facilities can be found in nearby Mexborough and Wath-upon-Dearne.

Commuters will appreciate that Goldthorpe train station is just over half a mile away, with services connecting to Barnsley, Rotherham, and Sheffield. There are also several bus routes that pass through the area, providing public transport links across South Yorkshire. The A635 and A1(M) are within easy reach for those travelling by car.

Families with children will find local schooling options within a practical distance. Dearne Goldthorpe Primary

School and Dearne Highgate Primary are both nearby, with Astrea Academy Dearne providing secondary education – all within a couple of miles from the property.

This is a practical home in a location that balances daily convenience with good access to wider transport networks. Whether as a first purchase or an addition to a property portfolio, it's a no-nonsense option ready to go, with no chain to slow things down.

LOUNGE With coving and rose to the ceiling. There is a feature fire surround, front facing window and front facing entrance door.

DINING KITCHEN With a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, space for fridge freezer, plumbing for washing machine, space for cooker, central heating boiler, rear facing window and rear facing entrance door.



LANDING With loft access.

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A good size single room with rear facing window.

BATHROOM Having a white three piece suite which comprises of a bath with mixer shower over, low flush w.c, wash hand basin, tiled splash backs and rear facing window.

OUTSIDE To the front is a forecourt style garden. To the rear is a garden area.

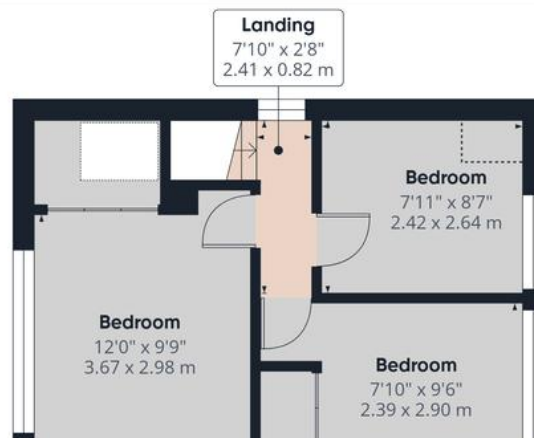


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

652 ft²

60.6 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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