



**Millrace Drive, Goldthorpe, S63**

**Offers Over £160,000**



**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

Spacious and well lit. The feature wall anchors the room without being overpowering, while wood-effect flooring runs cleanly underfoot and gives the space a modern, cohesive feel. There's room for a large corner sofa, a full media setup, and still space to breathe. A front-facing window keeps things bright throughout the day.

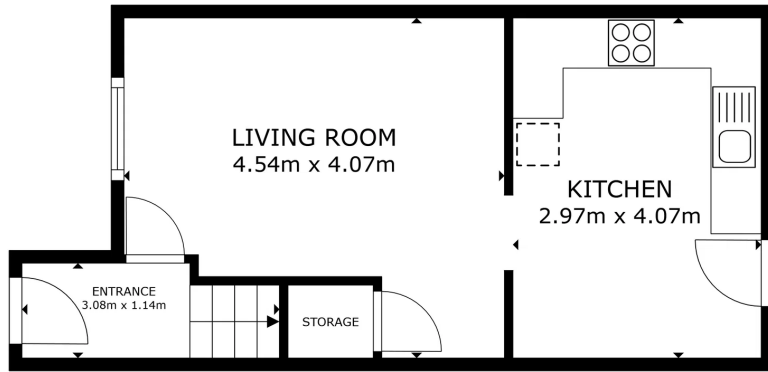
One of the standout spaces in the house. Cream shaker-style units run along two walls, paired with warm butcher-block worktops and a grey metro tile splashback. A dedicated dining area sits comfortably alongside the kitchen, making it a room you'll spend time in rather than just pass through. There's direct access to the rear garden from here, which works well in summer.

The main bedroom is calm and well-proportioned, with fitted mirrored wardrobes that keep storage well out of sight. Two windows bring in good natural light. The second bedroom is a good-sized double, currently set up as a children's room but equally suited as a guest room or home office.



Situated in the well-connected village of Goldthorpe between Barnsley and Doncaster, this well-presented semi-detached home is finished to a high standard and ready to move straight into.

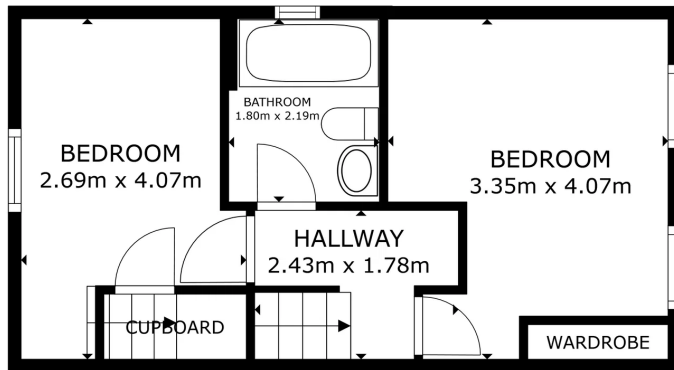
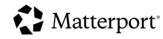




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 32.3 m<sup>2</sup> FLOOR 2 31.4 m<sup>2</sup>  
 TOTAL: 63.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 32.3 m<sup>2</sup> FLOOR 2 31.4 m<sup>2</sup>  
 TOTAL: 63.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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