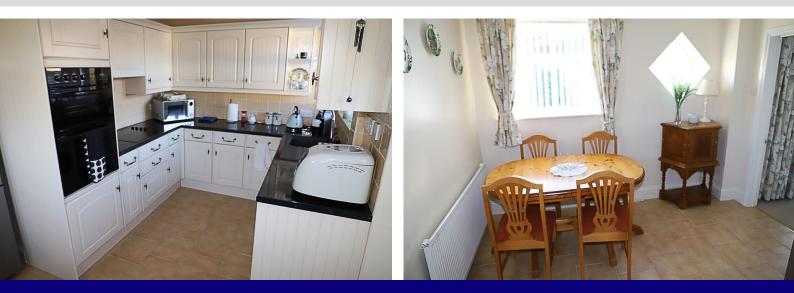




Roache Drive Goldthorpe, S63 9BG

- THREE BEDROOM
- SEMI DE TA CHE D BUNGALOW
- MODE RN KITCHE N
- MODE RN BATHROOM

Offers In Region Of £185,000 EPC Rating TBC



### Roache Drive, Goldthorpe, S63 9BG







# **Property Description**

\*\*\*NOT TO BE MISSED\*\*\* This excellent three bedroom semi detached bungalow situated of Highgate Lane in Goldthorpe. Ideal for any growing family or retired couple, close to A1/M1 and M18 link roads this property need to be viewed to appreciate the level of accommodation on offer.

## GROUND FLOOR ACCOMMODATION

uPVC double glazed and paneled doorway opens into:

#### KITCHEN/DINER

15' 11" x 10' 2" reducing to 8" 1' (4.87m x 3.12m reducing to 2.47m) uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of double electric oven and ceramic hob with extractor over. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Tiles to splash back areas. LED downlights to ceiling. Single paneled central heating radiator. Ceramic tiles to floor.







#### LOUNGE

19' 3" x 11' 5" (5.88m x 3.50m) uPVC double glazed bay window to front elevation. Single paneled central heating radiator. TV aerial socket.

INNER LOBBY Access to all other rooms.

#### BEDROOM ONE

12' 10" x 9' 8" (3.93m x 2.95m) uPVC double glazed window to rear elevation. Single paneled central heating radiator.

#### BEDROOM TWO

11' 4" x 9' 8" (3.46m x 2.95m) uPVC double glazed French doors with uPVC double glazed windows to sides. Single paneled central heating radiator. Through to:

#### BEDROOM THREE

9' 5" x 8' 10" (2.88m x 2.70m) uPVC double glazed window to front elevation. Single paneled central heating radiator.

#### BATHROOM

5' 4" x 5' 3" (1.63m x 1.62m) uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and shower cubicle with direct feed rain shower over. Tiles to all walls and floor. Heated towel rail. LE D downlights to ceiling. Loft access point.

#### GARAGE

19' 9" x 8' 10" (6.03m x 2.71m) Concrete section detached garage with roller door. Off road parking on driveway to front.

#### OUTSIDE AND GARDENS

To the front is a grass garden with mature tree, shrubs and plants. Block paved driveway leading to a detached garage. Further grassed area to side of garage with potential further off road parking. To the rear is an enclosed garden with paved patio area leading to grass with well stocked borders.





#### VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

#### MAKING AN OFFER

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

#### IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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#### MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

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