



**Churchills**



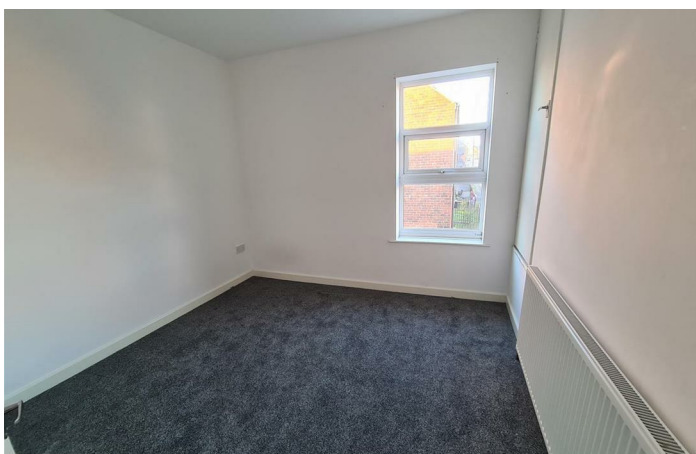
## **Claycliffe Terrace**

Goldthorpe, Rotherham S63 9HW

- THREE BEDROOMS
- MODERN BATHROOM
  - GARDENS
- GAS CENTRAL HEATING
- MODERN KITCHEN
- NEUTRAL DECOR
- UPVC DOUBLE GLAZING
- EPC RATING E

**Offers In The Region Of £65,000 Leasehold**





## Location

\*\*\*INVESTORS TAKE A LOOK\*\*\* at this very well presented, three bedroomed end terrace property, close to local shops and public transport services. Annual income approx. £5400pa.

## GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

### LOUNGE

13'2" x 12'10"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator.

### KITCHEN

10'1" x 9'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Tiles to splash back areas. Single panelled central heating radiator. Storage cupboard off. Tiles to floor. Stairs to first floor landing.

### REAR ENTRANCE LOBBY

uPVC panelled doorway. Space for fridge/freezer.

### BATHROOM

7'0" x 5'4"

uPVC double glazed window to side elevation. Suite in white comprising of bath with shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. Tiles to splash back areas. Extractor fan.

## FIRST FLOOR ACCOMMODATION

### LANDING

Stairs from kitchen, further stairs to attic bedroom.

### BEDROOM ONE

13'3" x 10'2"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

### BEDROOM TWO

10'1" x 9'11"

uPVC double glazed windows to rear elevation. Single panelled central heating radiator. Storage cupboard off housing combination boiler.

## ATTIC ROOM

13'1" x 12'10"

Double glazed Velux window to roof elevation. Stairs from first floor landing. Single panelled central heating radiator.

## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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.

## THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com) for one of our qualified partners to give you a valuation and marketing advice of your home.

## 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.



**Local Authority**  
**Council Tax Band A**  
**EPC Rating E**

**Churchills Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.