

Churchills



South Moor Drive

Goldthorpe, Rotherham S63 9QA

- THREE BEDROOMS
- MODERN THROUGHOUT
- OFF ROAD PARKING
- EPC RATING B
- SEMI DETACHED HOUSE
- COMBINATION BOILER
- REAR GARDEN

Asking Price £164,995 Freehold





*****ATTENTION ALL BUYERS*** This three bedroom semi detached family home offering MODERN LIVING throughout. Located on a new development within the popular village of Goldthorpe within easy reach of local amenities, excellent transport links and schools.**

GROUND FLOOR ACCOMMODATION

Composite doorway opens into:

ENTRANCE HALLWAY

Storage cupboard off. Single panelled central heating radiator.

WC

Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Extractor fan.

LOUNGE

14'3" * 13'6"
uPVC double glazed windows to front and side elevations. Stairs to first floor landing with handrail, spindles and newel posts. Double panelled central heating radiator. TV aerial socket.

KITCHEN/DINER

13'5" * 8'10"
uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Single drainer sink unit with mixer tap. Wall mounted combination boiler to one wall unit. uPVC double glazed French doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from lounge with handrail, spindles and newel posts. Loft access point. Single panelled central heating radiator.

BEDROOM ONE

13'6" * 8'0"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO

11'8" * 7'3"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM THREE

9'4" * 5'11"
uPVC double glazed window to side elevation. Single panelled central heating radiator.

BATHROOM

6'10" * 5'11"

Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Tiles to splash back areas. Extractor fan.

OUTSIDE AND GARDENS

To the front is a small strip of garden which is grassed and there is a fenced garden to the rear. The property also has a driveway to the rear of the garden.

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

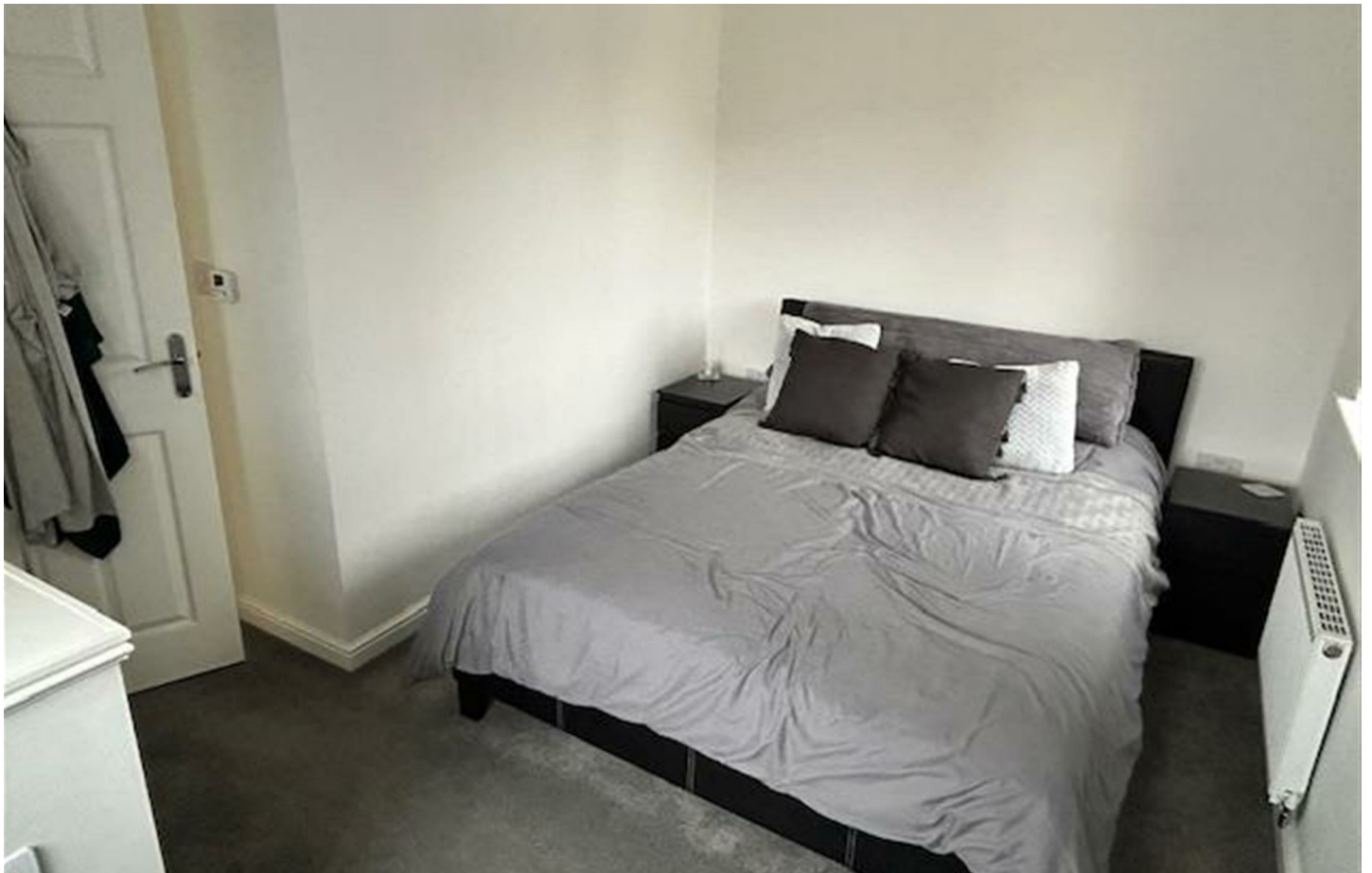
sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, 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.

THINKING OF SELLING

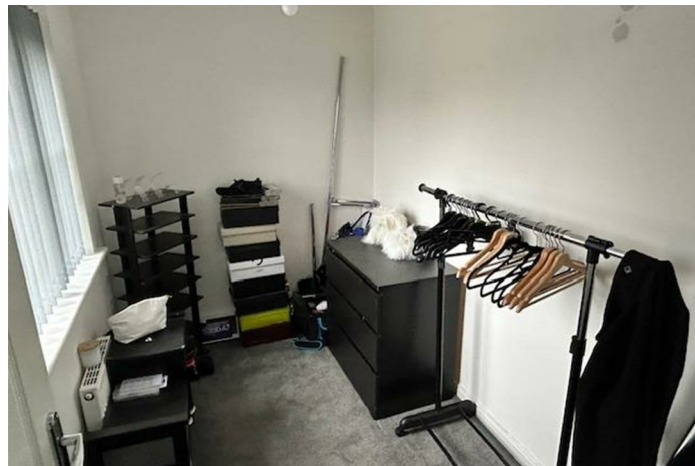
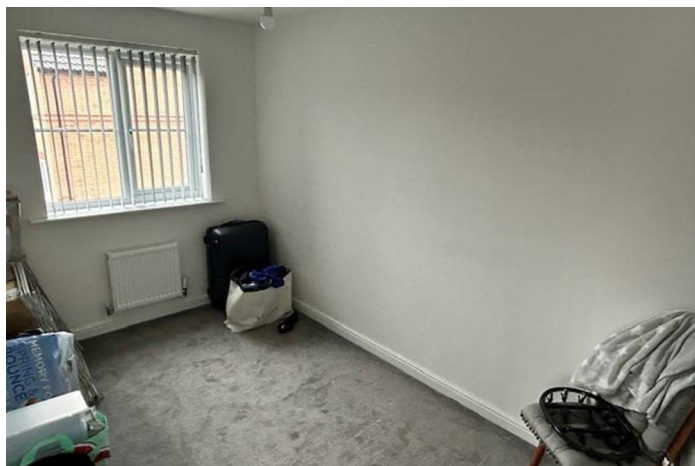
If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

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
EPC Rating B**



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