

The logo for Churchills, featuring the word "Churchills" in a stylized, red, outlined font with a white drop shadow, set against a dark blue background.

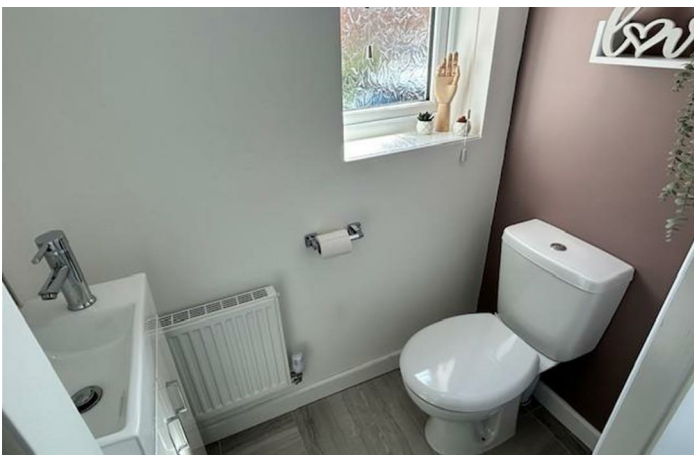
Pickhills Grove

Goldthorpe, Rotherham S63 9FN

- TWO BEDROOMS
- MODERN KITCHEN & BATHROOM
- COMBINATION BOILER
- EPC RATING B
- SEMI DETACHED HOUSE
- NEARLY NEW PROPERTY
- OFF ROAD PARKING

Offers In The Region Of £140,000 Freehold





*****ATTENTION ALL FIRST TIME BUYERS***** Welcome to this charming property located in a sought after area of Goldthorpe. This delightful detached house boasts good size reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms and two bathrooms, this property offers ample space for comfortable living. The property's proximity to local shops adds convenience to your daily life, making errands a breeze. Whether you're looking for a cozy home to settle down in or a modern space to call your own, this two-bedroom property offers the perfect blend of comfort and style. Don't miss the opportunity to make this house your home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Ceramic tiles to floor. Double panelled central heating radiator.

WC

uPVC double glazed window to side elevation. Single panelled central heating radiator. Suite in white comprising of low flush WC and hand wash pedestal basin with storage beneath. Ceramic tiles to floor and splash back areas. Extractor fan.

LOUNGE

13'9" * 12'2"

uPVC double glazed windows to front and side elevation. Laminate wood effect flooring. Double panelled central heating radiator. TV aerial socket. Stairs to first floor landing.

KITCHEN

12'2" * 10'11"

uPVC double glazed window to rear 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. Single drainer sink unit with mixer tap. Space for fridge/freezer. Space and plumbing for an automatic washing machine. Tiles to splash back areas. Wall mounted combination boiler to one wall unit. Vertical single panelled radiator. Storage cupboard off. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from lounge. Single panelled central heating radiator. Loft access point.

BEDROOM ONE

10'5" reducing to 8'1" * 12'2"

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

BEDROOM TWO

12'3" * 7'10"

uPVC double glazed window to rear elevation. Storage cupboard off. Single panelled central heating radiator.

BATHROOM

5'3" * 5'2"

uPVC double glazed window to side elevation. 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 grass garden with driveway for off road parking. To the rear is a well maintained fenced garden, mostly grass with paved patio area to rear and good size shed.

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

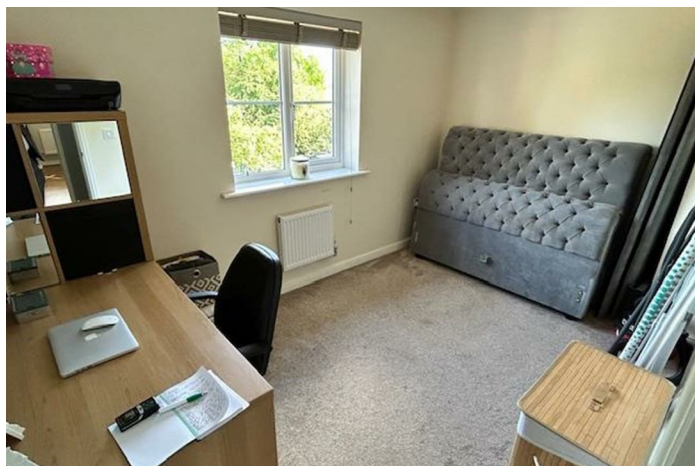
If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

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 Barnsley
Council Tax Band A
EPC Rating B



Churchills Sales Office

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www.churchillsestateagents.com

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.