

Churchills

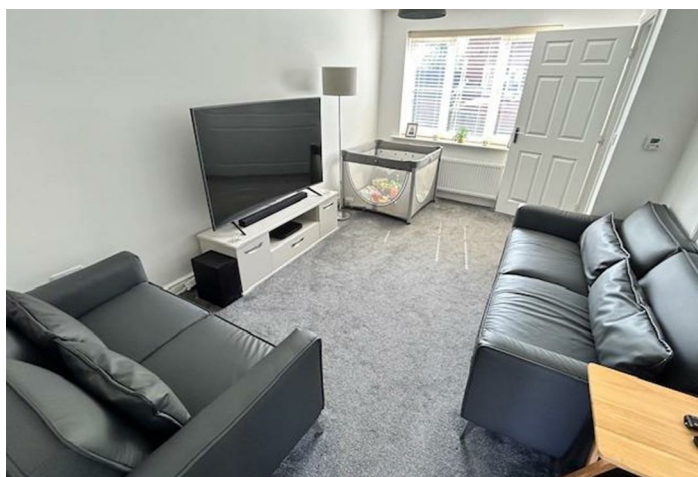


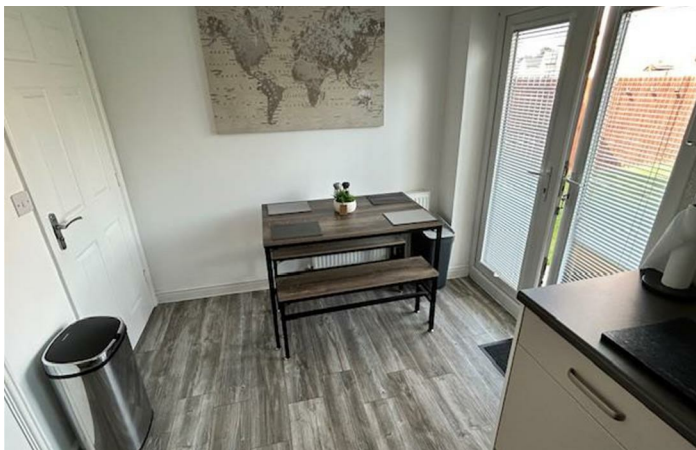
South Moor Drive

Goldthorpe, Rotherham S63 9QA

- THREE BEDROOM
- MODERN THROUGHOUT
- OFF ROAD PARKING
- EPC RATING B
- DETACHED HOUSE
- GARAGE
- ENSUITE

Offers In The Region Of £215,000 Freehold





Welcome to this charming detached house located on South Moor Drive in the delightful area of Goldthorpe. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for the whole family to unwind and rest comfortably.

The house features two well-appointed bathrooms, ensuring convenience and privacy for all residents. Nestled in a serene neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

uPVC double glazed window to side elevation. Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE

15'2" * 10'0"

uPVC double glazed window to front elevation. Double panelled central heating radiator. TV aerial socket.

KITCHEN / DINER

13'6" * 7'8"

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. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Single drainer sink unit with mixer tap. Tiles to splash back areas. Extractor fan. Double panelled central heating radiator. uPVC double glazed French doors to rear garden.

WC

Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Tiles to splash back areas.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance lobby. Loft access point.

BEDROOM ONE

13'0" * 9'1"

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

EN-SUITE

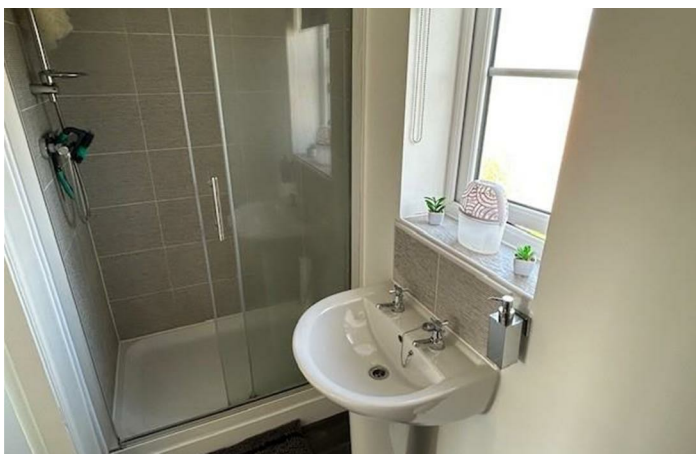
9'1" * 3'6"

uPVC double glazed window to rear elevation. Suite in white comprising low flush WC, hand wash pedestal basin and shower cubicle with direct feed shower. Tiles to shower and splash back areas. Extractor fan.

BEDROOM TWO

15'8" * 11'5"

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



BEDROOM THREE

11'7" * 6'10"

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

BATHROOM

6'4" * 6'0"

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

GARAGE

17'10" * 8'7"

Up and over door. Light and power supplied. Timber framed door to rear.

OUTSIDE AND GARDENS

To the front is a driveway with parking for several cars, leading to garage. To the rear is a good size fenced garden with is mostly grass. End property with open aspects to the side elevation.

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.

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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by British Gas
Heating is gas and supplied by British Gas

WATER AND SEWERAGE SUPPLIER

Water and sewerage services are supplied by Yorkshire Water

MOBILE COVERAGE

Current mobile coverage for indoors and outdoors is classed as **LIKELY** to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre available.



Local Authority Barnsley MBC
Council Tax Band C
EPC Rating B



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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.