



Gosling Gate Road, Goldthorpe ROTHERHAM S63 9LU

welcome to

Gosling Gate Road, Goldthorpe ROTHERHAM

£70,000 - £80,000 -THE GATE TO YOUR NEW HOME / INVESTMENT PROPERTY! Being refurbished by the current owners to a modern style, high standard throughout, this 2 bedroom terrace would make an excellent purchase for FTB/investors alike. Boasting a low maintenance yard & offered with NO CHAIN- CALL NOW!





Ground Floor:

Lounge

13' 5" x 11' 2" (4.09m x 3.40m)

Dining Room

10' 1" x 11' 8" (3.07m x 3.56m)

Kitchen

12' 6" x 13' (3.81m x 3.96m)

Downstairs W.C

Lower Ground Floor:

Cellar

1st Floor:

Bedroom One

13' 1" x 11' 3" (3.99m x 3.43m)

Bedroom Two

8' x 11' 9" (2.44m x 3.58m)

Bathroom

Exterior:

Outbuilding

Agent Note:

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Gosling Gate Road, Goldthorpe ROTHERHAM

- Two bedroom mid terrace property
- Excellently placed for local amenities, schools, shops & transport links
- Refurbished throughout to a high standard - modern style & neutral throughout
- Spacious accommodation with 2 reception rooms, kitchen, downstairs W.C & cellar
- Upstairs family bathroom & 2 bedrooms

Tenure: Freehold EPC Rating: D

guide price

£70,000 - £80,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB116634



Property Ref:
MXB116634 - 0003

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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