



**Gosling Gate Road, Goldthorpe ROTHERHAM S63 9LU**

**welcome to**

**Gosling Gate Road, Goldthorpe ROTHERHAM**

£60,000 - £70,000 -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.

welcome to

## Gosling Gate Road, Goldthorpe ROTHERHAM

- Two bedroom mid terrace property. Council Tax Band A
- 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

**£60,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB116634](https://www.williamhbrown.co.uk/Property/MXB116634)



Property Ref:  
MXB116634 - 0005

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