



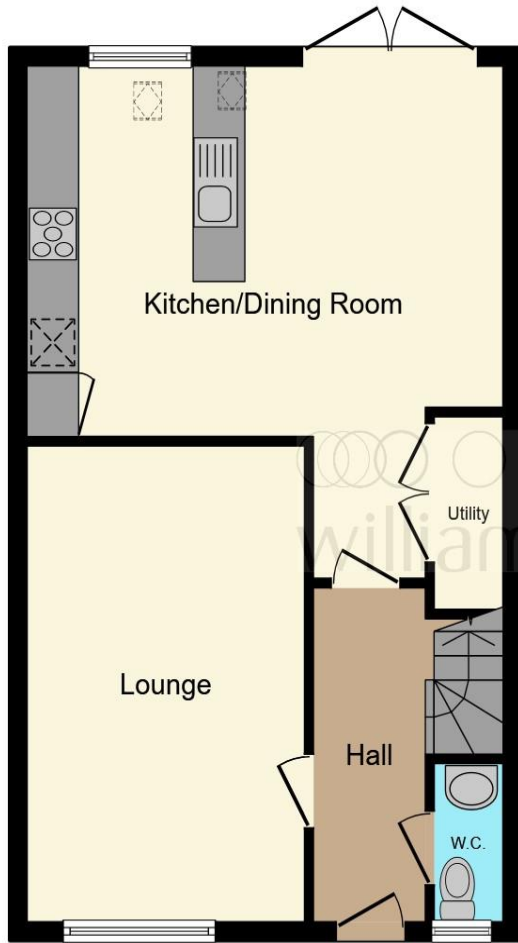
Crossbill Way, Goldthorpe Rotherham S63 9FT

welcome to

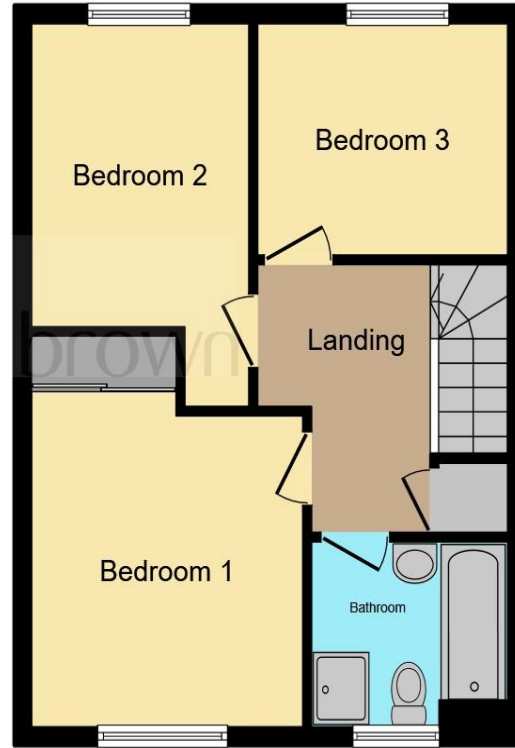
Crossbill Way, Goldthorpe Rotherham

GUIDE PRICE £220,000-£230,000 Stylish & contemporary throughout - this 3 bedroom semi-det makes a perfect family home. Finished the highest of standards & boasting a drive for 2, an electric charging point & a delightful rear garden - this isn't to be missed - CALL NOW TO VIEW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

10' 6" x 16' 10" (3.20m x 5.13m)

Kitchen/Dining Room

18' x 18' 3" into door (5.49m x 5.56m into door)

Utility Room

1st Floor:

Landing

Bedroom One

11' 6" x 10' (3.51m x 3.05m)

Bedroom Two

9' 9" x 8' 2" (2.97m x 2.49m)

Bedroom Three

7' 11" x 12' (2.41m x 3.66m)

Bathroom

6' 3" x 7' 8" (1.91m x 2.34m)

Exterior:

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Crossbill Way, Goldthorpe Rotherham

- Modern style 3 bedroom semi detached - EPC Rating B - Council Tax B
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Cul-de-sac position
- Absolutely stunning throughout. Modern style & contemporary.
- Kitchen with appliances & island, utility, downstairs W.C, kitchen/diner

Tenure: Freehold EPC Rating: B

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB117293](https://www.williamhbrown.co.uk/Property/MXB117293)



Property Ref:
MXB117293 - 0006

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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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