



Highgate Lane, Goldthorpe Rotherham S63 9BQ

welcome to

Highgate Lane, Goldthorpe Rotherham

£160,000-£165,000- PREPARE TO BE CHARMED! Sitting every so pretty with beautiful kerb appeal, this 3 bedroom stone fronted semi-detached boasts spacious accommodation with 2 reception rooms, a utility & a d/stairs W.C. Beautifully presented throughout, this makes an excellent family home!





Agents Note

Ground Floor:

Entrance Hallway

Lounge

13' 1" into recess x 11' 2" (3.99m into recess x 3.40m)

Dining Room

13' 1" x 13' 8" into recess (3.99m x 4.17m into recess)

Kitchen

13' 7" into recess x 10' 2" (4.14m into recess x 3.10m)

Utility

Downstairs W.C

Lower Ground Floor:

Cellar

1st Floor:

Landing

Bedroom One

13' 11" x 10' 11" into recess (4.24m x 3.33m into recess)

Bedroom Two

11' 3" x 11' into recess (3.43m x 3.35m into recess)

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

Highgate Lane, Goldthorpe Rotherham

- Stone fronted 3 bedroom semi-detached family home. EPC D, council tax A
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Spacious - 2 reception rooms (dining room, lounge/occasional room) utility & d/stairs W.C. Cellar
- Delightful rear garden

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118125



Property Ref:
MXB118125 - 0003

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