









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!



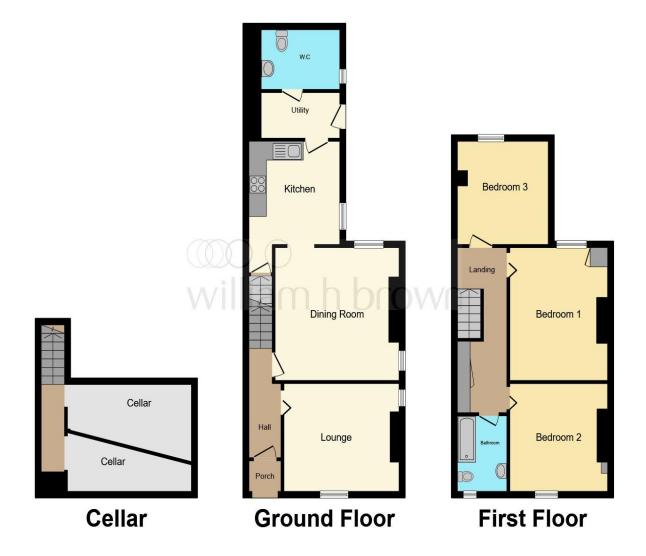












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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" \times 10' 11" into recess (4.24m \times 3.33m into recess)

Bedroom Two

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

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 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.





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