



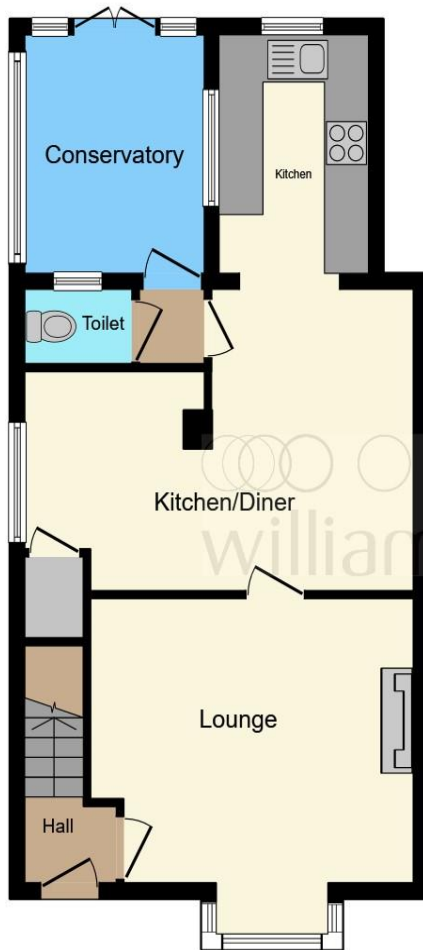
**Lesley Road, Goldthorpe Rotherham S63 9DH**

**welcome to**

**Lesley Road, Goldthorpe Rotherham**

USE YOUR IMAGINATION. Situated in this popular location, well placed for amenities, schools, shops & transport links, this spacious home offers excellent potential & is ready for its next chapter. Arrange a viewing today to see the possibilities! NO CHAIN - CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Hall**

**Lounge**

13' 10" into bay x 13' 2" into recess ( 4.22m into bay x 4.01m into recess )

**Dining Room**

17' 8" into recess x 12' 8" ( 5.38m into recess x 3.86m )

**Kitchen**

7' 1" x 9' 2" ( 2.16m x 2.79m )

**Downstairs W.C**

**Conservatory**

8' 9" x 10' ( 2.67m x 3.05m )

**1st Floor:**

**Landing**

**Bedroom One**

22' 9" x 9' 4" into recess ( 6.93m x 2.84m into recess )

**Bedroom Two**

11' 10" x 10' 4" into recess ( 3.61m x 3.15m into recess )

**Bedroom Three**

9' 3" x 7' 8" ( 2.82m x 2.34m )

**Shower Room**

**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](http://www.focalagent.com)

welcome to

## Lesley Road, Goldthorpe Rotherham

- 3 bedroom semi-detached property. EPC tbc. Council Tax A
- Well placed for local amenities, schools, shops & transport links
- Lounge, kitchen, diner, conservatory/rear porch
- Garden to the rear
- NO CHAIN

Tenure: Freehold EPC Rating: Awaited

guide price

**£90,000 - £100,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118068](https://www.williamhbrown.co.uk/Property/MXB118068)



Property Ref:  
MXB118068 - 0002

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