



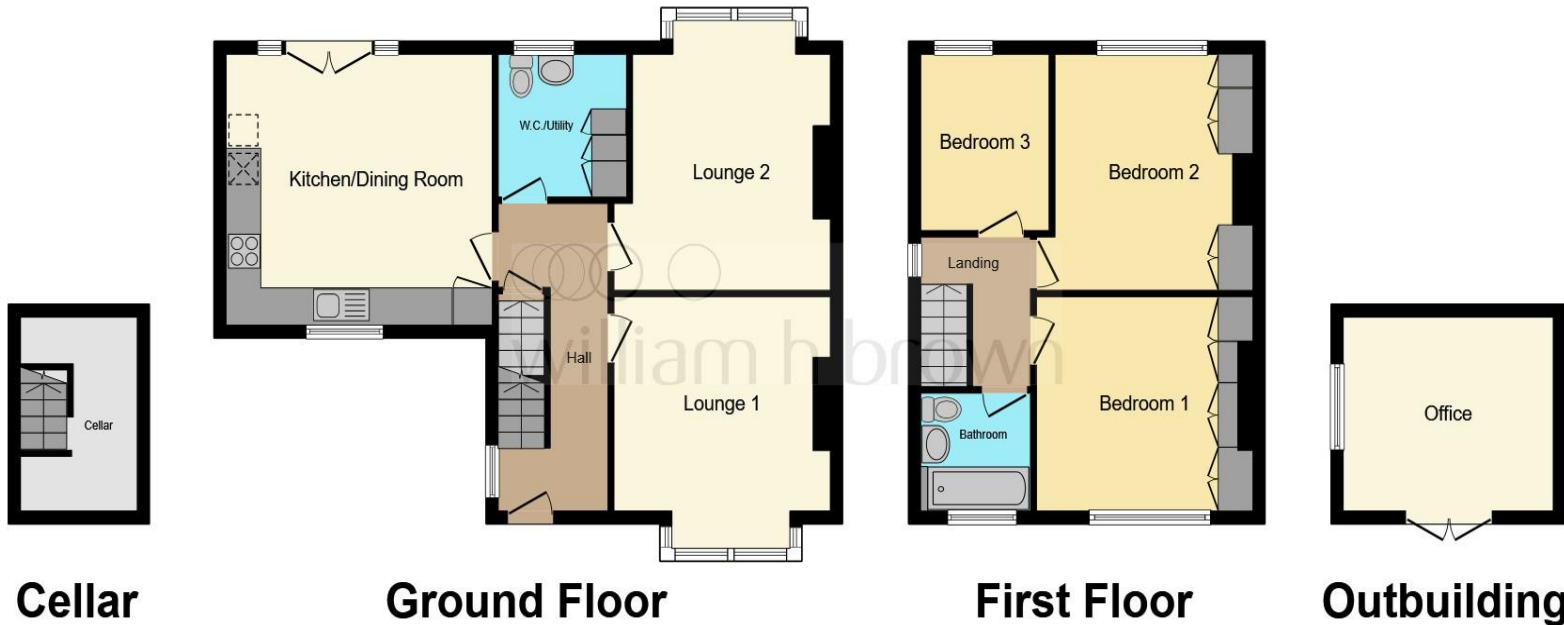
Pickhills Avenue, Goldthorpe Rotherham S63 9JE

welcome to

Pickhills Avenue, Goldthorpe Rotherham

PICK OF THE BUNCH! Step inside this immaculately presented semi-det home & you'll instantly fall in love. Light, airy, & flawlessly finished, this home is a true credit to its owners-if fresh linen were a house, this would be it! With stunning views & a versatile outbuilding- CALL US NOW!





Cellar

Ground Floor

First Floor

Outbuilding

Entrance Hall

Lounge

12' 1" x 11' 3" (3.68m x 3.43m)

2nd Lounge

14' 5" x 12' 2" (4.39m x 3.71m)

Kitchen / Diner

15' x 14' 2" (4.57m x 4.32m)

Utility / W.C

Landing

Bedroom One

12' 4" x 9' 11" (3.76m x 3.02m)

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m)

Bedroom Three

7' 4" x 8' 6" (2.24m x 2.59m)

Bathroom

Outside

Outbuilding

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

Pickhills Avenue, Goldthorpe Rotherham

- Larger than average 3 bedroom semi-det. EPC D. Council Tax B. £260,000-£270,000
- Sought after part of Goldthorpe
- Immaculately presented- an elegant and classy finish throughout
- Beautiful kitchen with appliances, utility/W.C, 2 lounges
- Multi fuel burners in the lounge & dining room. Fitted wardrobes to 2 of the bedrooms

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117594



Property Ref:
MXB117594 - 0007

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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