



**West Moor Croft, Goldthorpe Rotherham S63 9FJ**

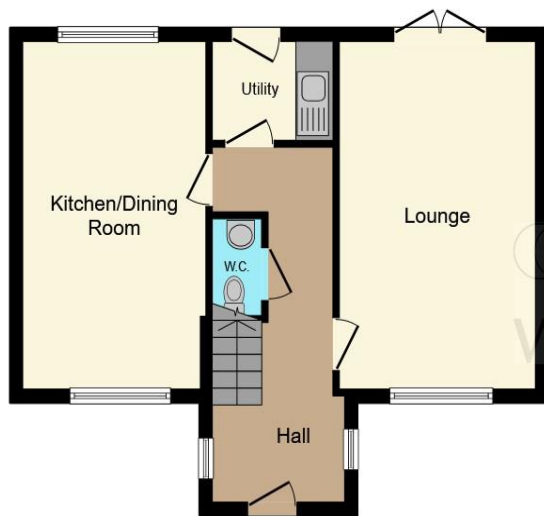


**welcome to**

**West Moor Croft, Goldthorpe Rotherham**

WEST MOOR CROFT - MORE SPACE, MORE STYLE, MORE FOR YOU! Commanding an enviable position in this sought after residential estate, this 4 bedroom detached makes a fantastic family home. Beautifully presented with a drive, gardens & a versatile garage/outbuilding - VIEWING ESSENTIAL!

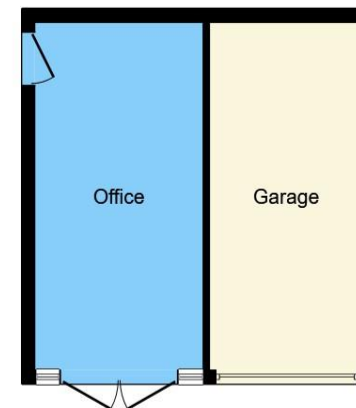




**Ground Floor**



**First Floor**



**Outbuilding**

## Ground Floor

### Entrance Hallway

### Kitchen/ Dining Room

9' 7" x 17' 2" ( 2.92m x 5.23m )

### Lounge

10' 4" x 17' 2" ( 3.15m x 5.23m )

### Downstairs W.C

### Utility

## 1st Floor

### 1st Floor Landing

### Bedroom 1

8' 2" x 14' ( 2.49m x 4.27m )

### En-Suite

### Bedroom 2

8' 8" x 11' 6" into recess ( 2.64m x 3.51m into recess )

### Bedroom 3

8' 2" x 9' 10" ( 2.49m x 3.00m )

### Bedroom 4

8' 5" x 8' 9" ( 2.57m x 2.67m )

### Bathroom

### Exterior

### Garage

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

Awaiting Photograph

## West Moor Croft, Goldthorpe Rotherham

- Four bedroom detached family home. EPC B. Council Tax D
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & spacious throughout
- Downstairs W.C, en-suite & family bathroom
- Driveway

Tenure: Freehold EPC Rating: B

£270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118288](http://williamhbrown.co.uk/Property/MXB118288)



Property Ref:  
MXB118288 - 0003

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