



**Goldfinch Court, Wath-Upon-Dearne Rotherham S63 6FJ**

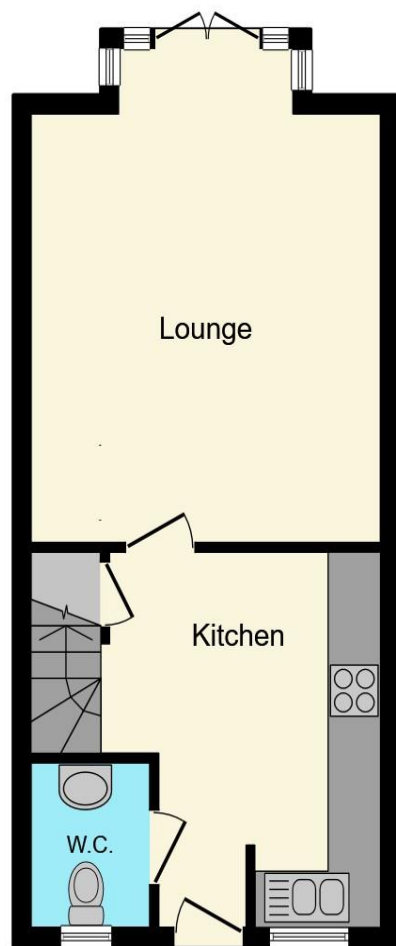


**welcome to**

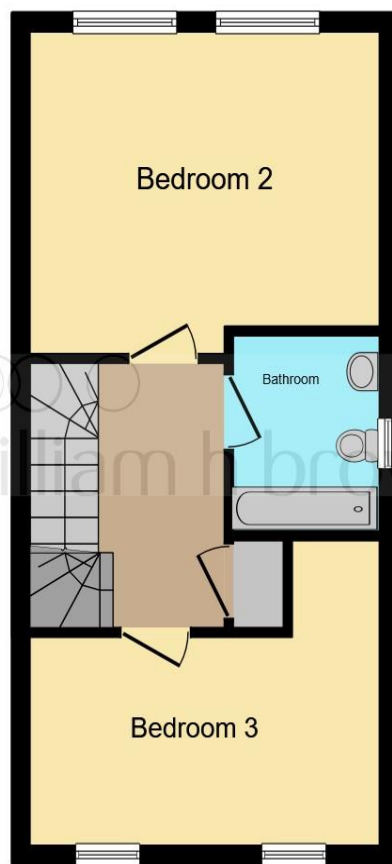
**Goldfinch Court, Wath-Upon-Dearne Rotherham**

STRIKE GOLD ON GOLDFINCH COURT! Enjoy the best of both worlds with this beautifully presented modern style, 3-bedroom end townhouse, offering both nature & convenience right on your doorstep! Beautifully presented & spacious throughout - this makes an excellent family home. CALL NOW!

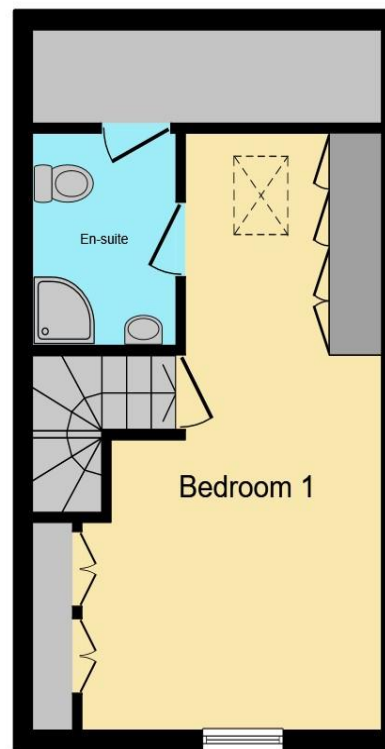




**Ground Floor**



**First Floor**



**Second Floor**

## Ground Floor:

### Downstairs W.C

### Kitchen

10' 3" x 11' 11" ( 3.12m x 3.63m )

### Lounge

17' 11" x 12' 11" ( 5.46m x 3.94m )

## 1st Floor:

### First Floor Landing

### Bedroom Two

9' 9" x 12' 10" ( 2.97m x 3.91m )

### Bedroom Three

7' 7" x 12' 9" ( 2.31m x 3.89m )

### Bathroom

## 2nd Floor:

### Bedroom One

9' 4" x 21' 7" ( 2.84m x 6.58m )

### En-Suite

### 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)

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## **Goldfinch Court, Wath-Upon-Dearne Rotherham**

- Modern style 3 bedroom end town house. EPC C Council tax C
- Sought after residential estate in Manvers
- Excellently placed for amenities, schools, shops, transport links & the serene Wath Lake
- Beautifully presented & contemporary throughout
- Accommodation set over 3 floors

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB118528 - 0004

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