



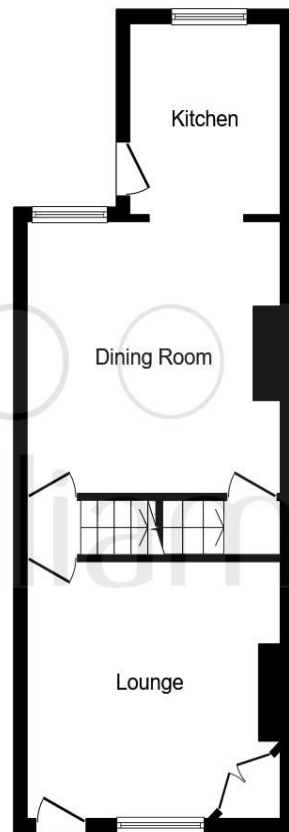
**Dearne View, Goldthorpe Rotherham S63 9DP**

**welcome to**

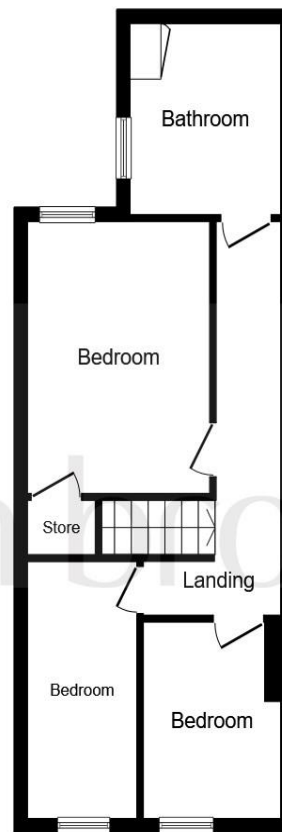
**Dearne View, Goldthorpe Rotherham**

\*\*\*GUIDE PRICE £70,000\*\*\*DON'T MISS OUT ON THIS ONE! This immaculately presented Mid-Terraced Property which boasts a modern-style kitchen & bathroom, it would make the ideal purchase for any FTB/young families or investors alike! Conveniently located close to local schools, transport links!





**Ground Floor**



**First Floor**

### **Lounge**

12' 11" into recess x 12' 4" ( 3.94m into recess x 3.76m )

### **Dining Room**

12' 11" into recess x 12' 10" ( 3.94m into recess x 3.91m )

### **Kitchen**

9' 3" x 7' 10" ( 2.82m x 2.39m )

### **Bedroom One**

12' 9" x 9' 4" ( 3.89m x 2.84m )

### **Bedroom Two**

12' 4" x 5' 8" ( 3.76m x 1.73m )

### **Bedroom Three**

9' 5" x 6' 1" ( 2.87m x 1.85m )

### **Family Bathroom**

### **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).  
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## Dearne View, Goldthorpe Rotherham

- \*\*\*GUIDE PRICE £70,000\*\*\*
- 3 Bed Mid Terraced Property
- Ground Floor: Lounge, Dining Room & Kitchen
- 1st Floor: 3 Bedrooms & Family Bathroom
- Exterior: To the front of the property is a low maintenance pebbled area with a wooden gate, and there is a gated yard/driveway to the rear which is large enough to accommodate a family vehicle

Tenure: Freehold EPC Rating: Awaited

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB114461 - 0002

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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