



**Frederick Street, Goldthorpe Rotherham S63 9NL**

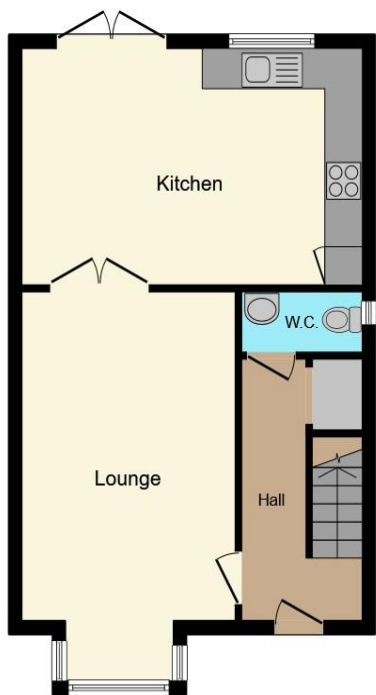


**welcome to**

**Frederick Street, Goldthorpe Rotherham**

OUT WITH THE OLD, IN WITH THE NEW! This modern style 4-bedroom detached, built by the current owners, offers spacious living over 3 floors with an en suite, d/stairs WC, garage, driveway, rear garden & more. A perfect family home-stylish, practical & ready to move into! CALL US NOW!





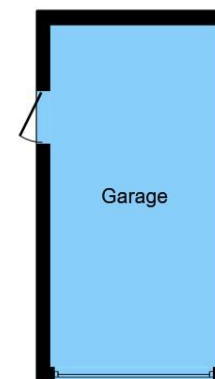
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

## **Ground Floor:**

### **Entrance Hallway**

### **Downstairs W.C**

### **Lounge**

11' 2" x 18' 11" into bay ( 3.40m x 5.77m into bay )

### **Kitchen/ Dining Room**

17' 8" x 11' 6" ( 5.38m x 3.51m )

## **1st Floor:**

### **Landing**

### **Bedroom 2**

10' 10" x 11' 3" ( 3.30m x 3.43m )

### **Bedroom 3**

10' 10" x 11' 2" ( 3.30m x 3.40m )

### **Bedroom 4**

6' 7" x 7' 10" ( 2.01m x 2.39m )

### **Shower Room**

## **2nd Floor:**

### **Bedroom 1**

18' 6" x 17' 9" ( 5.64m x 5.41m )

### **En-Suite**

## **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**

## **Frederick Street, Goldthorpe Rotherham**

- 4 bedroom detached family home. Council Tax D. EPC tbc
- Excellently placed for local amenities, schools, shops & transport links
- Spacious accommodation set over 3 floors
- Beautifully presented & contemporary throughout
- Downstairs W.C, en-suite & family bathroom with separate shower cubicle

Tenure: Freehold EPC Rating: Awaited

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118407](https://williamhbrown.co.uk/Property/MXB118407)



Property Ref:  
MXB118407 - 0003

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