



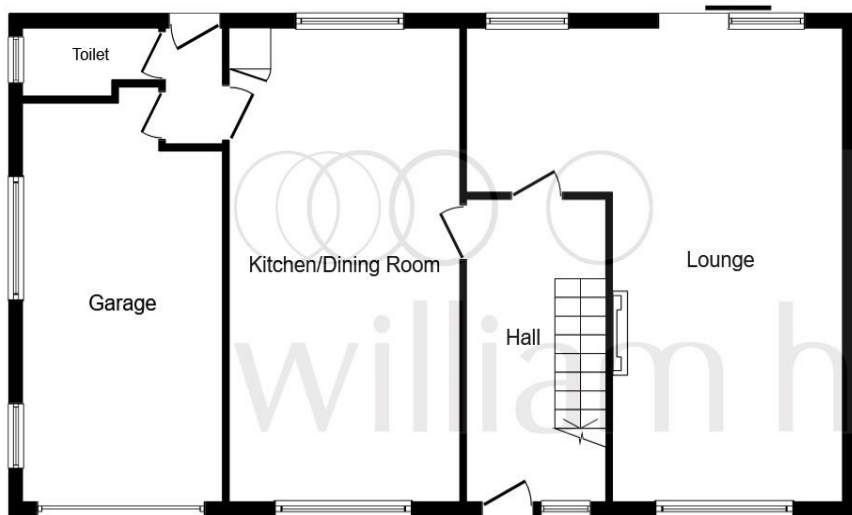
Highfield Avenue, Goldthorpe Rotherham S63 9DS

welcome to

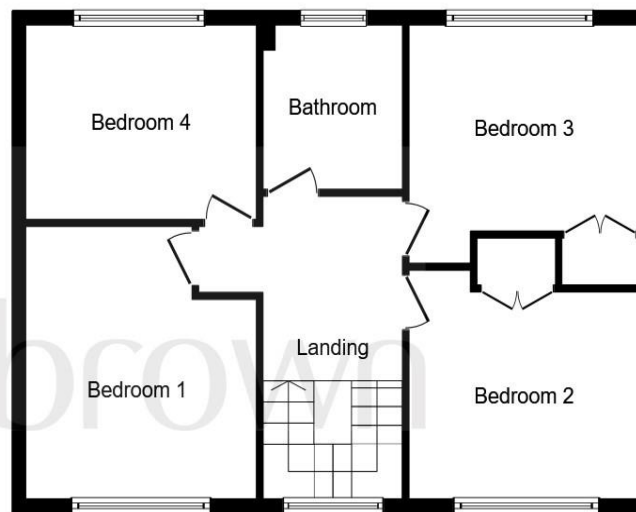
Highfield Avenue, Goldthorpe Rotherham

FLEXIBLE AND SPACIOUS FAMILY-SIZED HOME IN A SOUGHT-AFTER AREA! Wow, if room to grow, impressive gardens and a great location are top of your wish list then this property should tick all your boxes! We highly recommend a detailed inspection in order to see everything this has to offer!





Ground Floor



First Floor

Entrance Hall

Down Stairs W/c

Lounge

19' 4" extending to 11' 11" x 22' 6" (5.89m extending to 3.63m x 6.86m)

Kitchen/ Diner

22' x 11' 10" (6.71m x 3.61m)

Landing

Bedroom One

11' 11" plus recess x 10' 2" (3.63m plus recess x 3.10m)

Bedroom Two

11' 10" max x 13' 1" (3.61m max x 3.99m)

Bedroom Three

11' 11" plus recess x 10' 2" (3.63m plus recess x 3.10m)

Bedroom Four

11' 11" x 9' 3" (3.63m x 2.82m)

Bathroom

Outside

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).
Plan produced for William H Brown. Powered by www.focalagent.com

welcome to

Highfield Avenue, Goldthorpe Rotherham

- ***GUIDE PRICE £250,000
- Four Bed Detached Property
- Entrance Hall, Down Stairs W/C, Lounge, Kitchen/ Diner
- Four Bedrooms, Bathroom
- Lawned Area to Front and Rear, Driveway, Garage, CCTV

Tenure: Freehold EPC Rating: D

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB108719 - 0006

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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