

Goosebutt Street, Parkgate Rotherham S62 6AG

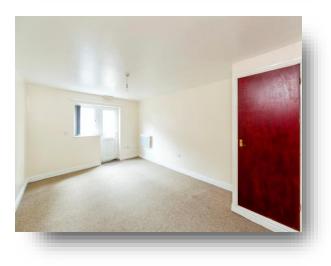


welcome to

Goosebutt Street, Parkgate Rotherham

GUIDE PRICE £140,000 - £150,000 - CALLING ALL INVESTORS - Offered to market is this end terraced property split into two flats. Being well placed to local amenities, transport links & Parkgate Retail World. Making the ideal purchase for both FTB & investors looking to add to their portfolio.













Flat One-Ground Floor Entrance Hall

Having a front facing double glazed door and an electric radiator.

Lounge

11' 9" into chimney breast recess x 16' 4" to maximum point (3.58m into chimney breast recess x 4.98m to maximum point)

Having a rear facing double glazed window and door, a built in storage cupboard and two electric heaters.

Kitchen

18' 7" into recess x 8' to maximum point (5.66m into recess x 2.44m to maximum point) Fitted with wall and base units with space and plumbing for a fridge/freezer, cooker and a washing machine.

Bedroom One

10' 5" to maximum point x 13' 6" into recess (3.17m to maximum point x 4.11m into recess) Having a side facing double glazed window and an electric radiator.

Bedroom Two

11' 1" to maximum point x 13' 9" to maximum point (3.38m to maximum point x 4.19m to maximum point) Having a front facing double glazed window and an electric heater.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having an electric radiator and an extractor fan.

Flat Two-Ground & First Floor Entrance Hall

Situated on the ground floor having a side facing double glazed door, storage cupboard and a radiator.

Lounge

14' 1" into chimney breast recess x 14' 1" (4.29m into

chimney breast recess x 4.29m) Having a front facing double glazed window and a radiator.

Kitchen

10' 2" to maximum point x 11' 7" to maximum point (3.10m to maximum point x 3.53m to maximum point) Situated on the ground floor fitted with wall and base units with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a side facing double glazed window and door and a radiator.

Landing

Having a useful storage area and two radiators.

Bedroom One

13' 1" into recess x 13' 1" into recess (3.99m into recess x 3.99m into recess) Having a rear facing double glazed window, a radiator, a storage cupboard and a loft hatch.

Bedroom Two

6' 10" to maximum point x 11' 8" into recess (2.08m to maximum point x 3.56m into recess) Having a side facing double glazed window and a radiator.

Bedroom Three

7' 11" to maximum point x 8' 6" to maximum point (2.41m to maximum point x 2.59m to maximum point) Having a rear facing double glazed window and a radiator.

Bathroom

Situated on the ground floor fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed obscured window and a radiator.

Outside

To the rear is a low maintenance shared yard/patio.





welcome to

Goosebutt Street, Parkgate Rotherham

- End terraced property Ground & First floor flat
- Well placed to schools, amenities, transport links & Retail World
- Spacious accommodation throughout
- Low maintenance rear yard/patio
- Excellent purchase for the FTB/investors alike

Tenure: Freehold EPC Rating: E

guide price **£140,000**





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Property Ref: RTF114779 - 0004 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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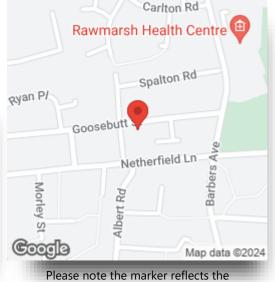
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postcode not the actual property