



BEECROFT  
ESTATES

## 42 Lawnwood Drive

Goldthorpe, Rotherham, S63 9GD

Offers Over £120,000



NEST OR INVEST!!!

This modern two-bedroom end town house, set in a quiet cul-de-sac in the popular village of Goldthorpe, offers stylish, low-maintenance living ideal for first-time buyers or investors. The property an enclosed rear garden and downstairs wc, making it an appealing and practical home. Goldthorpe provides a great range of local amenities including shops, cafés, schools and leisure facilities, along with excellent transport links by road, rail and bus to nearby towns such as Barnsley, Doncaster and Rotherham. With ongoing regeneration in the area and strong rental demand, this attractive and well-presented home presents a fantastic opportunity for anyone looking to take their first step onto the property ladder or expand their investment portfolio.

CALL TO BOOK YOUR VIEWING !



Lounge

Downstairs WC

Kitchen/Diner

Landing

Master Bedroom

Bedroom Two

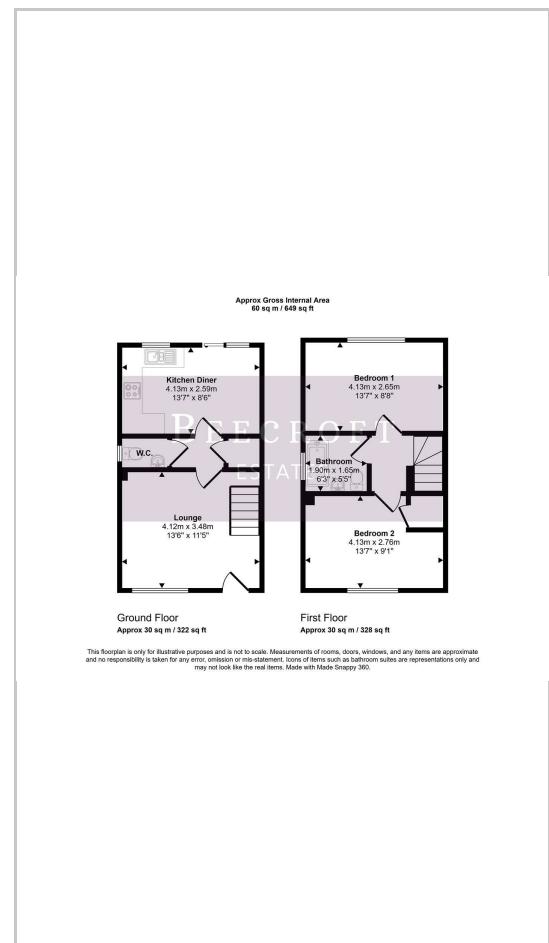
Bathroom

Exterior

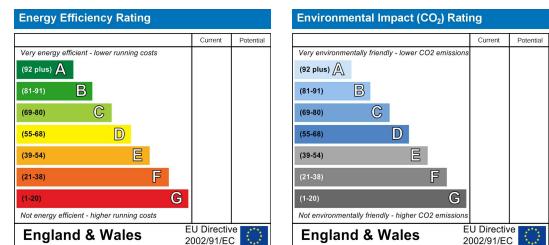
## Area Map



## Floor Plans



## Energy Efficiency Graph



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