# BEECROFT ESTATES



## 32 Gosling Gate Road

Goldthorpe, Rotherham, S63 9LU

£55,000







Ideal Investment Opportunity or First-Time Buy – Well-Presented 2-Bedroom Mid Terrace Home

An excellent opportunity for investors or first-time buyers — this well-presented two-bedroom mid terrace home is ready to move straight into! Offering a good-sized rear garden with gated access that can also provide off-road parking, this property combines practicality with comfortable living.

Located close to local amenities, transport links, and schools, it's an ideal choice for anyone looking for a smart, low-maintenance home.



**GROUND FLOOR** 

**LOUNGE** 

**KITCHEN** 

FIRST FLOOR

**BEDROOM ONE** 

**BEDROOM TWO** 

**BATHROOM** 

**OUTSIDE** 

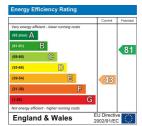
#### Area Map

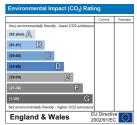


#### Floor Plans



### **Energy Efficiency Graph**





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