



12 Foxmires Grove, Goldthorpe, Rotherham, S63 9GS

Asking Price £170,000

Situated upon this cul de sac position, is the extended end town house which would provide the ideal family purchase. With the extension providing additional living space, the property hosts an impressive entertaining kitchen, with driveway providing off road parking. With ease off access to the motorway networks for the commuter an early inspection is thoroughly recommended.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Goldthorpe

Goldthorpe is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Historically part of the West Riding of Yorkshire, it was anciently a small medieval farming village, Goldthorpe is recorded in the Domesday Book.

Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

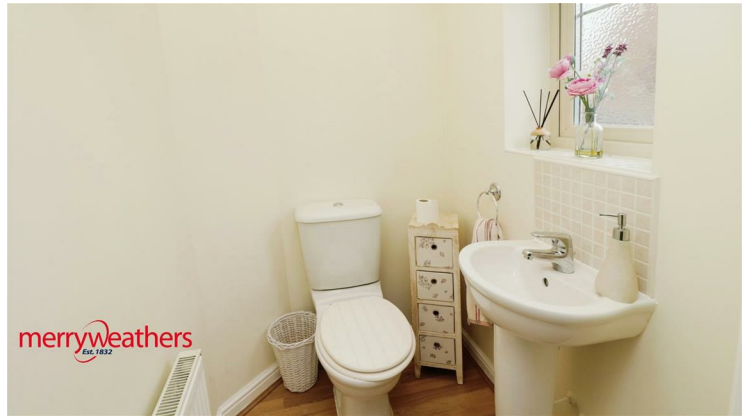
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway

With a side facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Downstairs WC



With low flush WC, wash hand basin and central heating radiator with opaque window.

Dining Kitchen 12'4" x 14'5" (3.78 x 4.40)



Incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap the is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With integrated items to include a dishwasher, automatic washing machine, fridge and freezer the room also hosts a wall mounted gas central heated boiler and useful storage area. With front facing UPVC double glazed bay window and central heating radiator.

Lounge 11'4" x 14'6" (3.47 x 4.43)



With side facing upvc window, central heating radiator and access to the play room / extension.

Play Room / Extension 12'2" x 7'8" (3.72 x 2.34)



With side facing upvc french doors entering the rear garden and roof lantern.

Master Bedroom 14'7" x 10'5" (4.45 x 3.18)



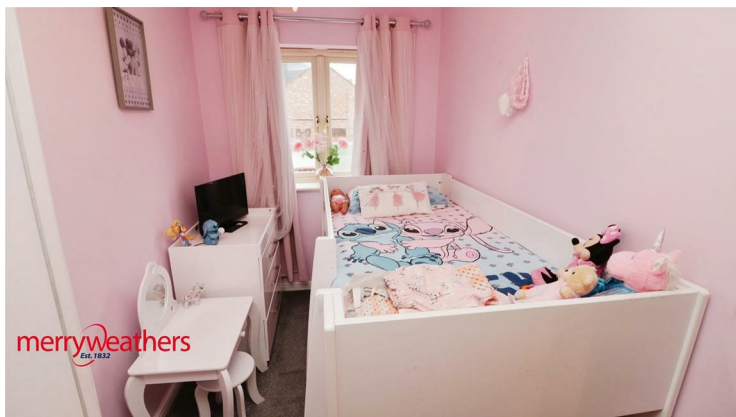
With two front facing upvc windows and central heating radiator.

Bedroom Three 8'5" x 8'0" (2.58 x 2.45)



With rear facing uvpc window and central heating radiator.

Bedroom Two 6'3" x 11'3" (1.91 x 3.43)



With rear facing uvpc window and central heating radiator.

Bathroom



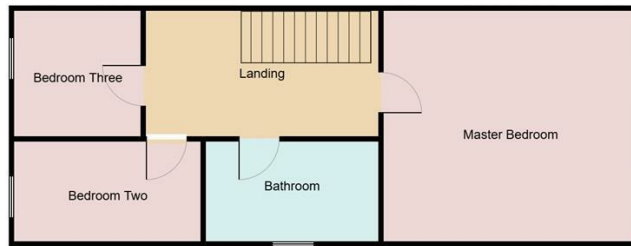
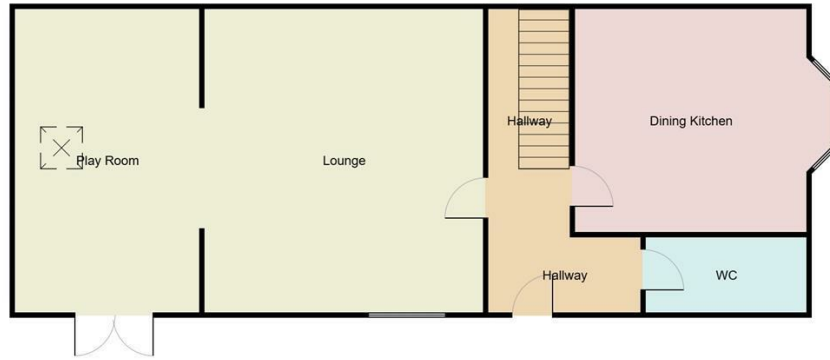
Hosting a three piece suite comprising of a paneled bath with central taps and shower above, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

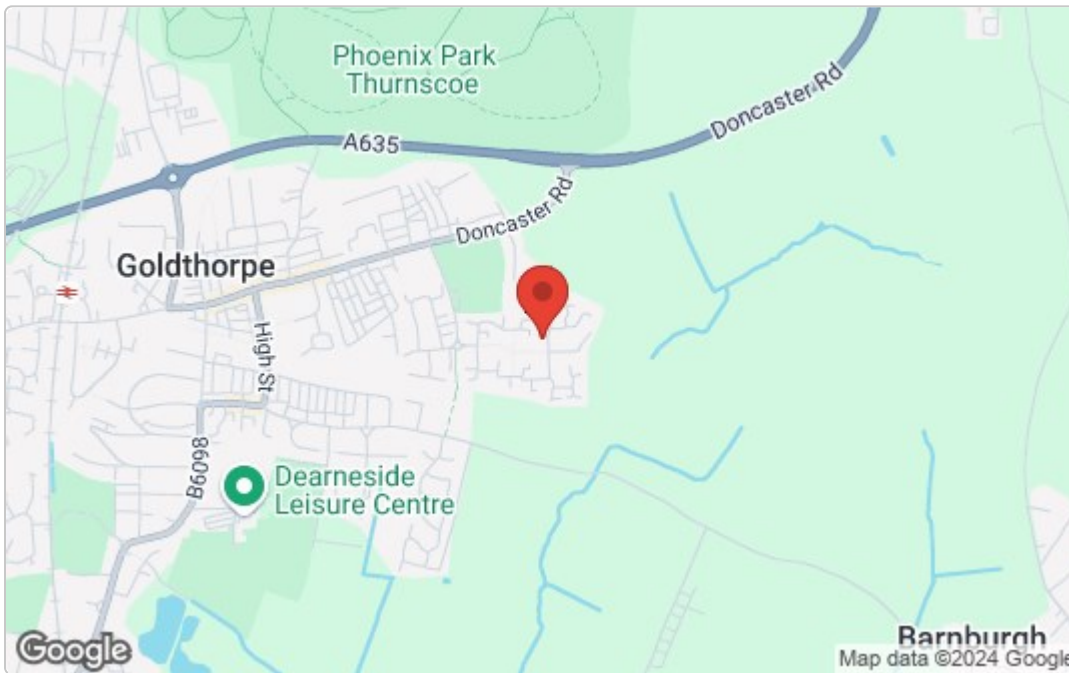


With driveway providing off road parking, there is a low maintenance front aspect. To the rear is recently modernised with a pave patio area and artificial lawn.

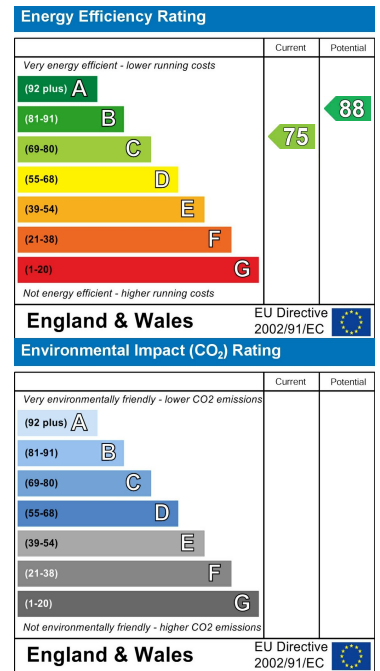
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

