



Goosebutt Street, Parkgate Rotherham S62 6AN

welcome to

Goosebutt Street, Parkgate Rotherham

£115,000 - DRESSED TO IMPRESS - A deceptively spacious three bedroom end terraced property boasting beautifully presented accommodation throughout. Making the ideal purchase for the FTB, this is not to be missed...CALL NOW!!!



Lounge

13' into chimney breast recess x 12' 2" (3.96m into chimney breast recess x 3.71m)
Having a front facing window & door and a radiator.

Dining Room

13' 1" into chimney breast recess x 12' 6" (3.99m into chimney breast recess x 3.81m)
Having a rear facing double glazed window and a radiator.

Kitchen

13' 6" x 7' 4" (4.11m x 2.24m)
Fitted with wall and base units housing the hob & oven with worktops housing the sink & drainer.
There is also space for a fridge/freezer, a washing machine & a dryer. Having a side facing window & door.

Bedroom One

12' 10" into chimney breast recess x 12' 2" (3.91m into chimney breast recess x 3.71m)
Having a front facing double glazed window and a radiator.

Bedroom Two

10' into chimney breast recess x 12' 7" (3.05m into chimney breast recess x 3.84m)
Having a rear facing double glazed window and a radiator.

Bedroom Three

5' 6" x 7' 7" (1.68m x 2.31m)
Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath & shower, a hand wash basin & a WC. Having a side facing window.

Outside

To the rear is an artificial lawned garden & a patio area.



view this property online williamhbrown.co.uk/Property/RTF117345



welcome to

Goosebutt Street, Parkgate Rotherham

- Three bedroom end terraced property
- Beautifully presented throughout
- Ideal purchase for the FTB
- Well placed to local amenities & transport links
- Beautifully presented rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£115,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF117345](https://www.williamhbrown.co.uk/Property/RTF117345)



Property Ref:
RTF117345 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)