

**Churchills**



## **Probert Avenue**

Goldthorpe, Rotherham S63 9AQ

- THREE BEDROOMS
- OFF ROAD PARKING
- KITCHEN & DINING AREA
- GAS & ELECTRIC CERTIFICATES
- MID TOWN HOUSE
- REAR GARDEN
- DOWNSTAIRS WET ROOM
- EPC RATING C

**£140,000 Freehold**





**Situated in a good location, this townhouse is close to local amenities and the train station, ensuring easy access to transport links and everyday conveniences. The property also benefits from off-road parking, a valuable feature in this area. The good-sized rear garden offers an outdoor space, perfect for relaxing.**

**There is an entrance lobby and spacious light filled lounge, the dining kitchen features modern fittings, making it an ideal space for cooking and enjoying meals with family and friends. Additionally, the convenience of a downstairs wet room, along with a first-floor WC, adds to the practicality of this home. With three well-proportioned bedrooms, it offers ample space for families or those looking to create a comfortable home.**

**This townhouse presents an excellent opportunity for those seeking a comfortable and well-located home in Goldthorpe. With its spacious layout, and current gas and electric certificates, it is sure to appeal to a variety of buyers.**

#### **GROUND FLOOR ACCOMMODATION**

##### **ENTRANCE LOBBY**

uPVC double glazed door opens into lobby, with stairs to the first floor landing. Central heating radiator.

##### **LOUNGE**

17'0" ^ 11'11"

uPVC double glazed window to the front elevation. Cupboard housing utility meters to one wall. Central heating radiator.

##### **KITCHEN & DINING AREA**

13'9" \* 9'10"

Two uPVC double glazed windows and uPVC glazed door to the rear elevation. A range of white wall and base units with wood effect worktops, white tiled splashbacks and stainless steel sink with mixer tap. Additional space for cooker unit, washing machine and further appliances. Combi boiler fitted to one corner. Central heating radiator.

##### **DOWNSTAIRS WET ROOM**

uPVC double glazed window to the rear elevation. Fully tiled wet room with direct feed shower and chrome fittings, low flush wc and sink unit. Extractor fan externally vented.

#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

Stairs from first floor entrance.

##### **BEDROOM ONE**

12'7" \* 12'7"

uPVC double glazed window to the front elevation. Central heating radiator.

##### **BEDROOM TWO**

13'9" \* 9'3"

uPVC double glazed window to the rear elevation. Central heating radiator.

### **BEDROOM THREE**

9'5" \* 7'7"

uPVC double glazed window to the front elevation. Central heating radiator.

### **SEPARATE WC**

uPVC double glazed window to the front elevation. White WC and sink unit with tiled splashback and chrome fittings. Central heating radiator.

### **OUTSIDE & GARDENS**

There are double metal gates to the front, opening to a driveway and pedestrian gate with path to the front entrance. To the rear is a good sized lawned garden with fencing to three sides and sufficient space to add a patio area. Right of way access is granted to one property.

### **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

### **IMPORTANT INFORMATION**

**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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment.

If you require a Valuation or Home Buyers Report, then 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. 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.

### **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

### **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

### **MOBILE COVERAGE**

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

### **BROADBAND**

Fibre broadband available on the street.



**Local Authority Barnsley MBC**  
**Council Tax Band A**  
**EPC Rating C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.