



Goosebutt Street, Parkgate Rotherham S62 6AG

welcome to

Goosebutt Street, Parkgate Rotherham

GUIDE PRICE £120,000 - £130,000 - CALLING ALL INVESTORS - Offered to market is this extended end terraced property split into TWO FLATS. Being well placed to local amenities, transport links & Parkgate Retail World. Making the ideal purchase for both FTB & investors looking to add to their portfolio.



Flat One-Ground Floor

Entrance Hall

Having a front facing double glazed door and an electric radiator.

Lounge

11' 9" into chimney breast recess x 16' 4" to maximum point (3.58m into chimney breast recess x 4.98m to maximum point)

Having a rear facing double glazed window and door, a built in storage cupboard and two electric heaters.

Kitchen

18' 7" into recess x 8' to maximum point (5.66m into recess x 2.44m to maximum point)

Fitted with wall and base units with space and plumbing for a fridge/freezer, cooker and a washing machine.

Bedroom One

10' 5" to maximum point x 13' 6" into recess (3.17m to maximum point x 4.11m into recess)

Having a side facing double glazed window and an electric radiator.

Bedroom Two

11' 1" to maximum point x 13' 9" to maximum point (3.38m to maximum point x 4.19m to maximum point)

Having a front facing double glazed window and an electric heater.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having an electric radiator and an extractor fan.

Flat Two-Ground & First Floor

Entrance Hall

Situated on the ground floor having a side facing double glazed door, storage cupboard and a radiator.

Lounge

14' 1" into chimney breast recess x 14' 1" (4.29m into

chimney breast recess x 4.29m)

Having a front facing double glazed window and a radiator.

Kitchen

10' 2" to maximum point x 11' 7" to maximum point (3.10m to maximum point x 3.53m to maximum point)

Situated on the ground floor fitted with wall and base units with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a side facing double glazed window and door and a radiator.

Landing

Having a useful storage area and two radiators.

Bedroom One

13' 1" into recess x 13' 1" into recess (3.99m into recess x 3.99m into recess)

Having a rear facing double glazed window, a radiator, a storage cupboard and a loft hatch.

Bedroom Two

6' 10" to maximum point x 11' 8" into recess (2.08m to maximum point x 3.56m into recess)

Having a side facing double glazed window and a radiator.

Bedroom Three

7' 11" to maximum point x 8' 6" to maximum point (2.41m to maximum point x 2.59m to maximum point)

Having a rear facing double glazed window and a radiator.

Bathroom

Situated on the ground floor fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed obscured window and a radiator.

Outside

To the rear is a low maintenance shared yard/patio.



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welcome to

Goosebutt Street, Parkgate Rotherham

- End terraced property - Ground & First floor flat
- Well placed to schools, amenities, transport links & Retail World
- Spacious accommodation throughout
- Low maintenance rear yard/patio
- Excellent purchase for the FTB/investors alike

Tenure: Freehold EPC Rating: E

guide price

£120,000 - £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114779 - 0006

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