





Gosling Gate Road,Goldthorpe Rotherham S63 9LU

william h brown

welcome to

Gosling Gate Road, Goldthorpe Rotherham

NEST OR INVEST! 2 bed end-terrace- close proximity to shops, schools & transport. Well-presented with contemporary kitchen & bathroom, plus a low maintanece rear yard. Ideal purchase for first time buyers / investors alike - Must be viewed- CALL NOW!













Ground Floor:
Lounge
Comprises of a UPVC double glazed window and entrance door to the front. There is also a central heating radiator.

Kitchen/Diner
A contemporary, delightful kitchen -presented with a range of base units with co-ordinating work surfaces housing the inset sink and drainer unit and the oven and hob with a cooker hood above. Having plumbing for a washing machine, a central hating radiator, a door leading to the cellar and a UPVC double glazed window to the rear.

Bathroom
Comprises of a bath, a W.C & a hand wash basin. There is also a heated towel rail and a UPVC double glazed window to the rear.

Lower Ground Floor:
Cellar
Providing ample storage space.

1st Floor:
Bedroom One
A lovely front facing bedroom which comprises of a central heating radiator and a UPVC double glazed window to the front.

Bedroom Two
Presented with a central heating radiator and a UPVC double glazed window to the rear.

Exterior:
Yard to the rear.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Gosling Gate Road, Goldthorpe Rotherham

- 2 bedroom end terrace. EPC C. Council Tax A
- Well placed for local amenities, schools, shops & transport links
- Well presented throughout
- Contemporary kitchen & bathroom
- Cellar

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of

£70,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119527

The Property Ombudsman

Property Ref:
MXB119527 - 0005

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.

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