



**Gosling Gate Road, Goldthorpe Rotherham S63 9LU**

**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 rear yard. Tenant in who keeps it beautifully but also available on open market. 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 heating 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.



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welcome to

## 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

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Property Ref:  
MXB119527 - 0003

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