

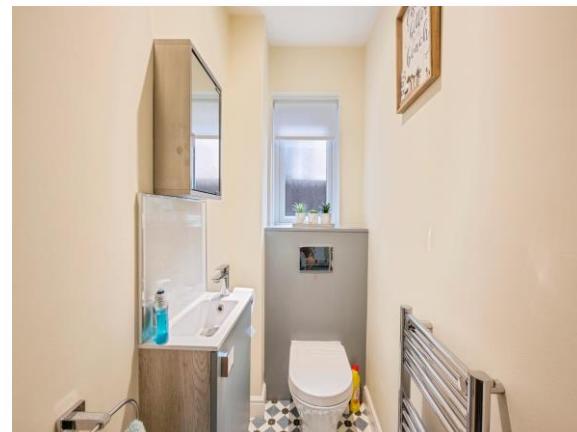


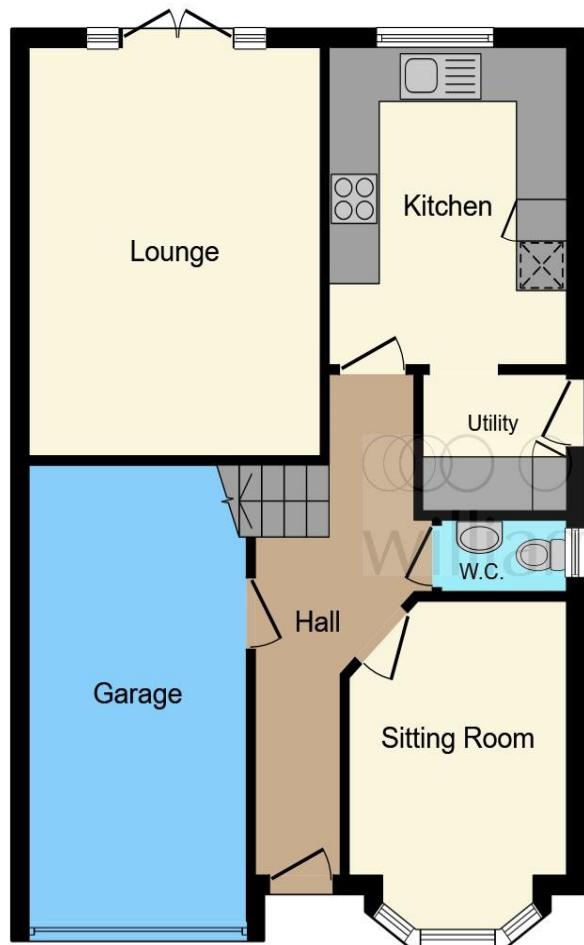
**Rosegreave, Goldthorpe Rotherham S63 9GG**

welcome to

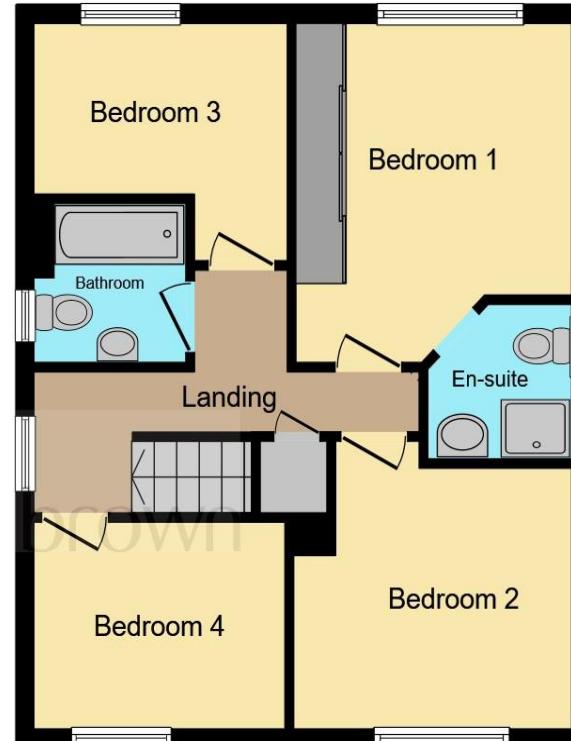
## Rosegreave, Goldthorpe Rotherham

£270,000-£280,000 - WHO WILL BUY, MY SWEET SWEET ROSEGREAVE! A stunning 4-bed family home in this sought after cul-de-sac. Tastefully decorated throughout with spacious living areas, contemporary kitchen, en-suite, generous garden, garage & drive. Ticking all the boxes of family living- CALL NOW!





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Hallway**

**Downstairs Cloakroom**

**Lounge**

11' 4" x 15' 4" ( 3.45m x 4.67m )

**Dining Room**

9' 1" x 12' 9" into bay ( 2.77m x 3.89m into bay )

**Kitchen**

11' 7" x 9' 1" ( 3.53m x 2.77m )

**Utility Room**

6' 5" x 4' 11" ( 1.96m x 1.50m )

**Landing**

**Bedroom One**

10' 11" x 12' 5" ( 3.33m x 3.78m )

**En-Suite**

**Bedroom Two**

10' 10" into recess x 10' 4" into door ( 3.30m into recess x 3.15m into door )

**Bedroom Three**

7' 1" x 9' 10" ( 2.16m x 3.00m )

**Bedroom Four**

9' 9" x 8' 7" into door ( 2.97m x 2.62m into door )

**Bathroom**

**Exterior:**

welcome to

## Rosegreave, Goldthorpe Rotherham

- 4 bedroom detached family home. EPC D. Council Tax D
- Cul-de-sac position in this highly sought after residential estate
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout. Contemporary yet charming, chic interiors
- Downstairs W.C, en-suite & family bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [williamhbrown.co.uk/Property/MXB119423](http://williamhbrown.co.uk/Property/MXB119423)

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.



Property Ref:  
MXB119423 - 0003

 william h brown



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