



**Pickhills Grove, Goldthorpe Rotherham S63 9FN**

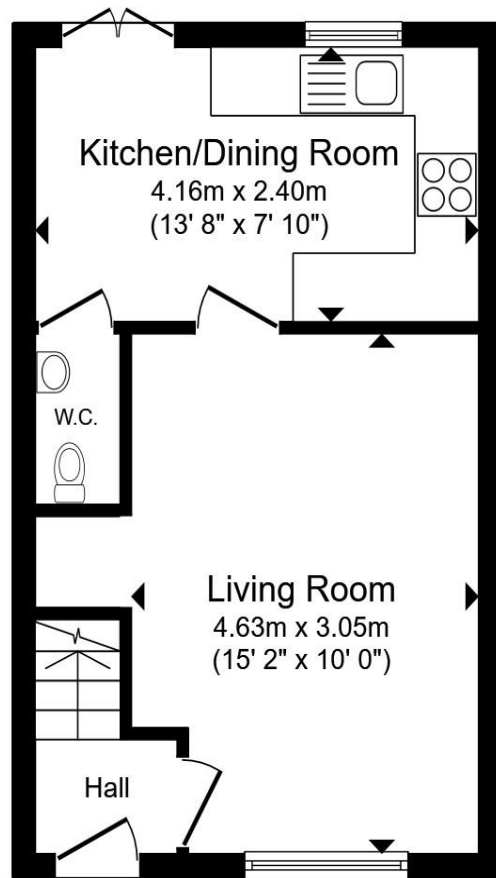


**welcome to**

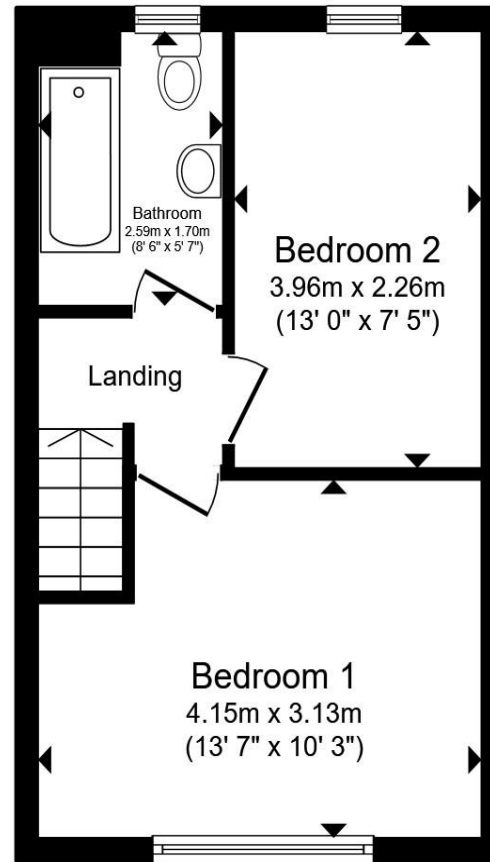
**Pickhills Grove, Goldthorpe Rotherham**

YOUR TOP PICK FOR COMFORT & STYLE! Sitting pretty on this sought after residential estate, this 2 bedroom semi-det bursts with elegance & class. Featuring a contemporary kitchen & bathroom, a drive & a delightful tiered garden to the rear. A true gem - CALL NOW!





**Ground Floor**



**First Floor**

Total floor area 58.6 m<sup>2</sup> (631 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## Agents Note

### Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

Kitchen/Dining Room

### 1st Floor:

Landing

Bedroom One

Bedroom Two

Bathroom

Exterior:

**welcome to**

## **Pickhills Grove, Goldthorpe Rotherham**

- Modern style 2 bedroom semi-detached. EPC B. Council Tax B
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Downstairs W.C
- Driveway providing off street parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB119730](https://www.williamhbrown.co.uk/Property/MXB119730)



Property Ref:  
MXB119730 - 0002

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