



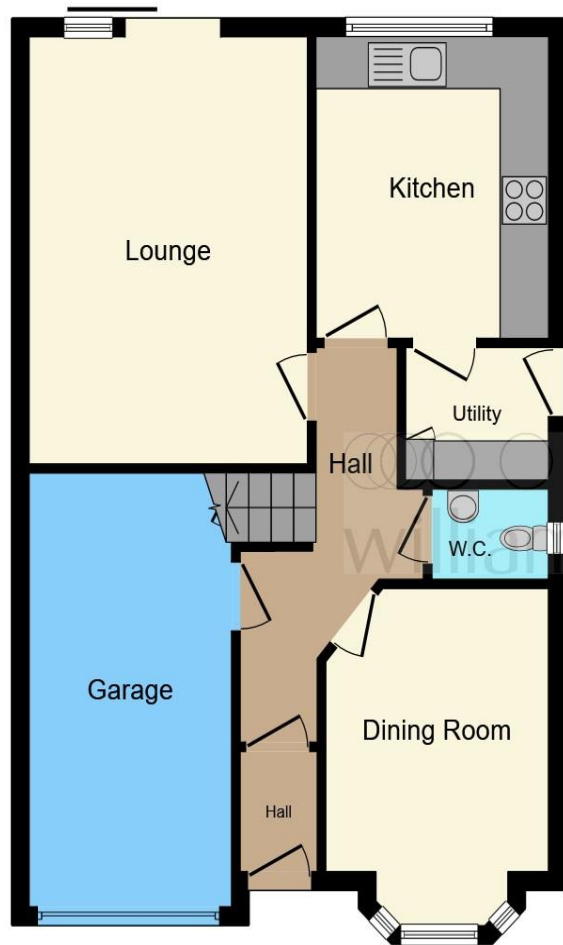
Lawnwood Drive, Goldthorpe Rotherham S63 9GB

welcome to

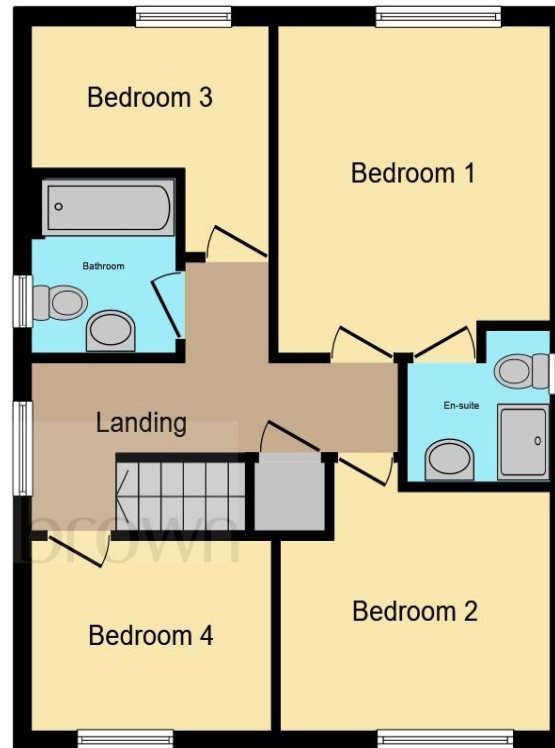
Lawnwood Drive, Goldthorpe Rotherham

THE GRASS COULD BE GREENER AT LAWNWOOD! Welcome to this spacious & versatile 4 bedroom detached residence, set within a sought-after residential estate. Perfectly positioned for local amenities, schools, shops & transport links, this property offers the ideal canvas to make your mark. CALL NOW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

9' x 12' 3" (2.74m x 3.73m)

Dining Room

11' 3" x 15' 4" (3.43m x 4.67m)

Kitchen

11' 4" x 9' 1" (3.45m x 2.77m)

Utility Room

Integral Garage

1st Floor:

Landing

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

En-Suite Shower Room

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

Bedroom Three

9' 8" x 6' 3" (2.95m x 1.91m)

Bedroom Four

9' 8" x 6' 11" (2.95m x 2.11m)

Bathroom

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

welcome to

Lawnwood Drive, Goldthorpe Rotherham

- 4 bed detached family home. EPC C. Council Tax D
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Ideal to get your own stamp on
- Spacious - living room, dining room, kitchen, utility
- Downstairs W.C, en-suite & family bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119217



Property Ref:
MXB119217 - 0003

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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