



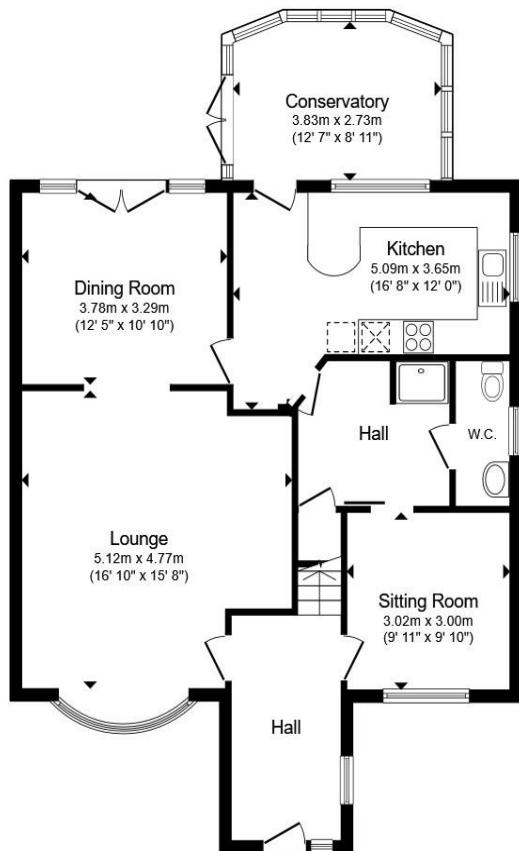
St. Michaels Close, Goldthorpe Rotherham S63 9BS

welcome to

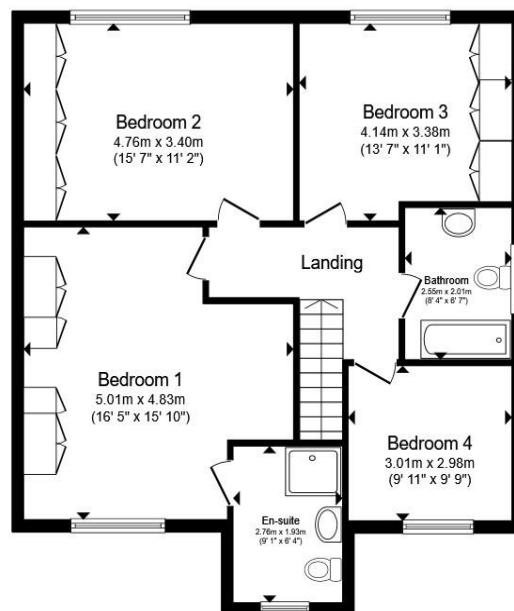
St. Michaels Close, Goldthorpe Rotherham

ROOM FOR ALL THE FAMILY! A true showstopper on a commanding plot—this exceptional detached home with annex offers striking living space, stunning landscaped gardens & versatile accommodation. Perfect for families, guests, & entertaining in style. Only by an internal viewing can this be appreciated!

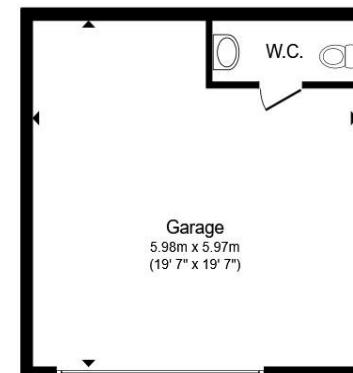




Ground Floor



First Floor



Outbuilding

Total floor area 207.8 m² (2,237 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



Ground Floor:

Entrance Hallway

Lounge

16' 8" x 15' 7" (5.08m x 4.75m)

Dining Room

12' 3" x 10' 10" (3.73m x 3.30m)

Reception Room

9' 10" x 10' (3.00m x 3.05m)

Kitchen

16' 8" x 9' 7" (5.08m x 2.92m)

Utility Room/Downstairs

W.C

Conservatory

1st Floor:

Bedroom One

16' 5" x 15' 10" (5.00m x 4.83m)

En-Suite

Bedroom Two

13' 8" x 11' 1" (4.17m x 3.38m)

Bedroom Three

11' 1" x 11' 5" (3.38m x 3.48m)

Bedroom Four

9' 10" x 9' 9" (3.00m x 2.97m)

Bathroom

welcome to

St. Michaels Close, Goldthorpe Rotherham

- Imposing 4 double bedroom detached family home
- Highly sought-after street - perfectly placed for amenities, schools, shops & transport links
- Absolutely stunning throughout - finished to an exceptional standard
- Larger-than-life accommodation - 3 reception rooms plus conservatory
- Downstairs W.C, En-suite to bedroom 1 & family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£425,000 - £450,000



view this property online williamhbrown.co.uk/Property/MXB119234

Please note the marker reflects the postcode not the actual property



Property Ref:
MXB119234 - 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.

william h brown



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