





West View Crescent,Goldthorpe Rotherham S63 9BB

william
h brown

welcome to

West View Crescent, Goldthorpe Rotherham

GO WEST.... A spacious semi-etached bungalow nestled in this sought after cul-de-sac in Goldthorpe, excellently placed for local amenities, shops & transport links. Boasting beautifully presented accommodation, a drive, garage & delightful gardens - An internal viewing is a must - CALL NOW!













Agents Note Aml
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge
A lovely space which has a UPVC double glazed bow window to the front, a multi fuel burner, a central heating radiator.

Kitchen
The kitchen has a range of wall and base units with work-surfaces and an inset sink and drainer unit. Also having an electric oven and a gas hob with a cooker hood above, plumbing for a washing machine, an integrated fridge/freezer, a central heating radiator, two UPVC double glazed windows and a door to the side.

Attic
Fitted with a pull down ladder for access.

Bedroom One
Comprises of a UPVC double glazed window to the rear and a central heating radiator.

Bedroom Two
Comprises of a UPVC double glazed window to the rear and a central heating radiator.

Bathroom
Comprises of a bath, a W.C & a vanity hand wash basin, a central heating radiator and a UPVC double glazed window to the side.

Exterior
To the rear is a lovely enclosed lawned garden which benefits from a patio/seating area & raised flower beds. A lovely outside space to enjoy with the family.

Garage
Having an up & over garage door to the front for access.

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West View Crescent, Goldthorpe
Rotherham

- Two bedroom semi-detached bungalow. EPC C. Council Tax B
- Sought after part of Goldthope - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented accommodation
- Loft space with pull down ladder
- Driveway & garage providing off street parking

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

guide price









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120356

The Property Ombudsman

Property Ref:
MXB120356 - 0009

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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