



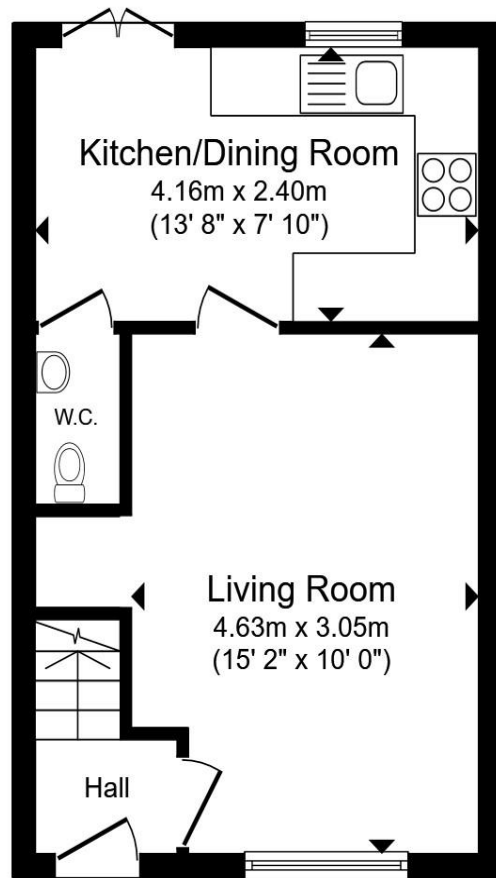
**Pickhills Grove, Goldthorpe Rotherham S63 9FN**

**welcome to**

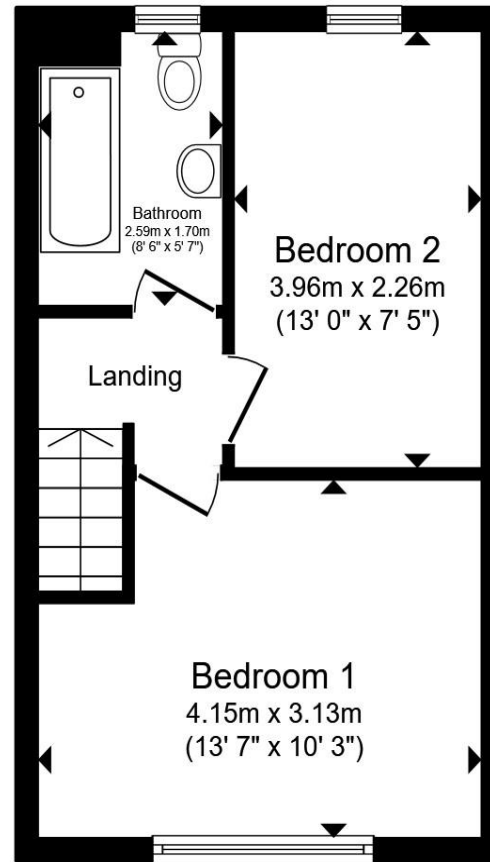
**Pickhills Grove, Goldthorpe Rotherham**

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

guide price

**£130.000-£140.000**



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
MXB119730 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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