



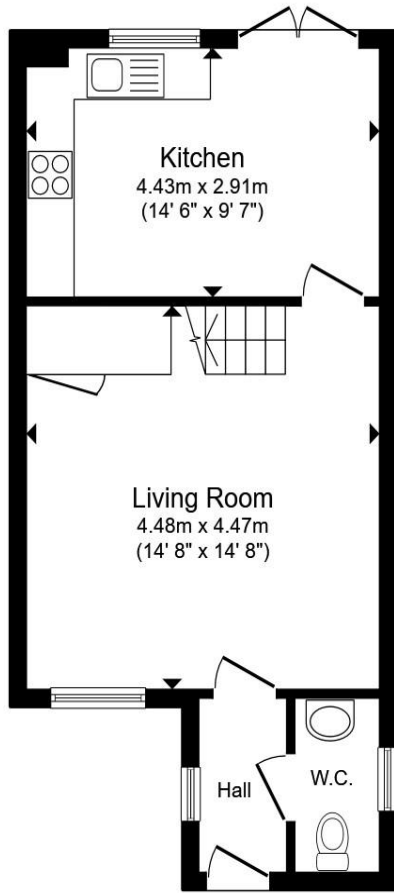
Kirker Close, Goldthorpe Rotherham S63 9FG

welcome to

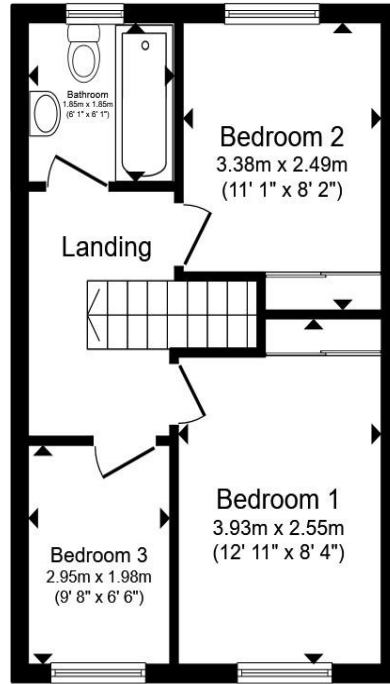
Kirker Close, Goldthorpe Rotherham

CLOSE TO PERFECT! Beautifully presented 3 bed semi in a sought after cul-de-sac. Modern decor, d/stairs WC, fitted wardrobes to 2 bedrooms, driveway for 2 cars & a low maintenance rear garden with artificial lawn & patio make this an excellent first / family home. Internal viewing a must - CALL NOW!





Ground Floor



First Floor

Entrance Hall

Downstairs W.C

Lounge

14' 7" x 14' 7" (4.45m x 4.45m)

Kitchen / Diner

14' 6" x 9' 6" (4.42m x 2.90m)

Landing

Bedroom One

8' 2" x 11' 3" (2.49m x 3.43m)

Bedroom Two

8' 2" x 9' 6" (2.49m x 2.90m)

Bedroom Three

6' 1" x 8' 1" (1.85m x 2.46m)

Bathroom

Outside

Total floor area 71.2 m² (767 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



welcome to

Kirker Close, Goldthorpe Rotherham

- 3 bedroom semi-detached home. Council Tax B. EPC tbc
- Cul-de-sac position in sought after residential estate - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout. Contemporary fittings & tastefully decorated
- Downstairs W.C
- Fitted wardrobes to 2 of the bedrooms

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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119841



Property Ref:
MXB119841 - 0007

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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