



Nicholas Lane, Goldthorpe Rotherham S63 9AS

welcome to

Nicholas Lane, Goldthorpe Rotherham

NICK THIS ONE BEFORE SOMEONE ELSE DOES! Immaculate 3 DOUBLE bedroom semi-det offering stylish, spacious living. Boasting a utility, driveway, 2 versatile outbuildings & generous gardens to the front & rear. An exceptional move-in-ready home perfect for families & first-time buyers! 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."

Entrance Hall

Providing access to the property via a front facing entrance door, with a central heating radiator.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units, a sink and drainer, integrated electric hob and oven with cooker hood, microwave, and dishwasher. Having a front facing window and a central heating radiator.

Utility Room

Fitted with base units incorporating a sink and drainer, with plumbing for a washing machine. Having a rear facing window and door providing access to the outside.

Lounge

A spacious reception room featuring sliding doors providing access to the outside, along with a central heating radiator.

Landing

Having a side facing window, useful storage cupboard housing the boiler, and providing access to the loft space.

Bedroom One

A good sized principal bedroom having a rear facing window and a central heating radiator.

Bedroom Two

A well-proportioned bedroom having a front facing window and a central heating radiator.

Bedroom Three

A well-proportioned bedroom having a front facing

window and a central heating radiator.

Bathroom

A modern suite fitted with a bath with a shower over, hand wash basin and WC. Boasting a rear facing window and a central heating radiator.

Exterior

To the front of the property is a driveway providing off-road parking alongside a lawned garden. To the rear is an enclosed garden with a patio seating area and lawn.



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welcome to

Nicholas Lane, Goldthorpe Rotherham

- Three DOUBLE bedroom semi-detached home. EPC D. Council Tax A
- Beautifully presented to a high standard throughout
- Convenient for schools, shops, amenities & transport links
- Lounge, kitchen & utility
- Delightful, generous sized gardens to the front & rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120656 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk