



West Moor Croft, Goldthorpe Rotherham S63 9FL

welcome to

West Moor Croft, Goldthorpe Rotherham

GUIDE PRICE £150,000-£160,000

Built by Gleeson Homes on this popular development where only by viewing can you appreciate the accommodation on offer.



Entrance Hall

With stairs to first floor landing, UPVC double glazed window and central heating radiator.

Cloakroom

With W/C, wash hand basin, UPVC double glazing radiator and one central heating radiator.

Lounge

15' 5" max x 11' (4.70m max x 3.35m)

Front and side facing room with UPVC double glazed window and one central heating radiator.

Kitchen/dining Room

17' 9" x 10' 5" max (5.41m x 3.17m max)

Having a range of cream wall and base units, integrated gas hob and cooker hood, electric built in oven, stainless steel sink unit, plumbing for washing machine and partial wall tiling. Rear facing UPVC double glazed windows, two central heating radiators and double glazed patio doors onto rear garden.

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)

With front facing UPVC double glazed window and one central heating radiator.

Shower Room

Having shower cubicle, W/C, wash hand basin, partial tiling to walls, UPVC double glazed window and one central heating radiator.

Bedroom Two

11' 6" under bulk head stairs x 8' (3.51m under bulk head stairs x 2.44m)

With front facing UPVC double glazed windows and one central heating radiator.

Bedroom Three

11' 5" x 8' 9" (3.48m x 2.67m)

Rear facing room with UPVC double glazed window and one central heating radiator.

Bedroom Four

10' 1" x 8' 10" into doorway (3.07m x 2.69m into doorway)

With rear facing UPVC double glazed window and central heating radiator.

Front And Rear Garden

Enclosed lawned garden to rear, open plan lawned to side and front with driveway.



view this property online williamhbrown.co.uk/Property/MXB112989



welcome to

West Moor Croft, Goldthorpe Rotherham

- ***GUIDE PRICE £150,000-£160,000***
- Four Bed Detached House
- Downstairs cloaks, Lounge, Kitchen/Dining Room
- Bedrooms, Shower Room
- Front and Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB112989

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
MXB112989 - 0008

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



01709 583267



mexborough@williamhbrown.co.uk



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



williamhbrown.co.uk