



28 Manor Avenue, Goldthorpe, Rotherham, S63 9DJ

Asking Price £72,500

Offering an ideal investment or first time buyer opportunity this two bedroom terrace property is offered with upvc double glazing and gas fired central heating. Goldthorpe offers everyday amenities including local shops, supermarkets and services along the high street, all within easy reach of Manor Avenue. There are several primary and secondary schools in the wider Goldthorpe and Dearne area, making the location practical for families.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Goldthorpe

Goldthorpe is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Historically part of the West Riding of Yorkshire, it was anciently a small medieval farming village, Goldthorpe is recorded in the Domesday Book.

Lounge



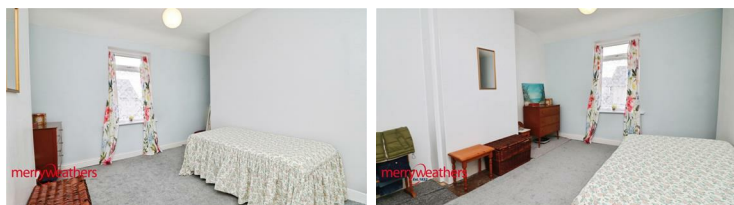
Good sized reception room with front facing upvc glazing

Dining Kitchen



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a brief range of base and drawer units with useful pantry area providing useful storage.

Master Bedroom



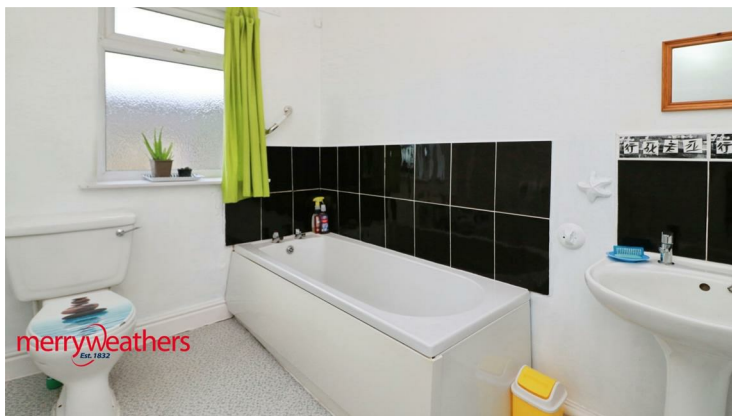
With front facing upvc window and central heating radiator

Bedroom Two



With rear facing aspect and central heating radiator

Bathroom



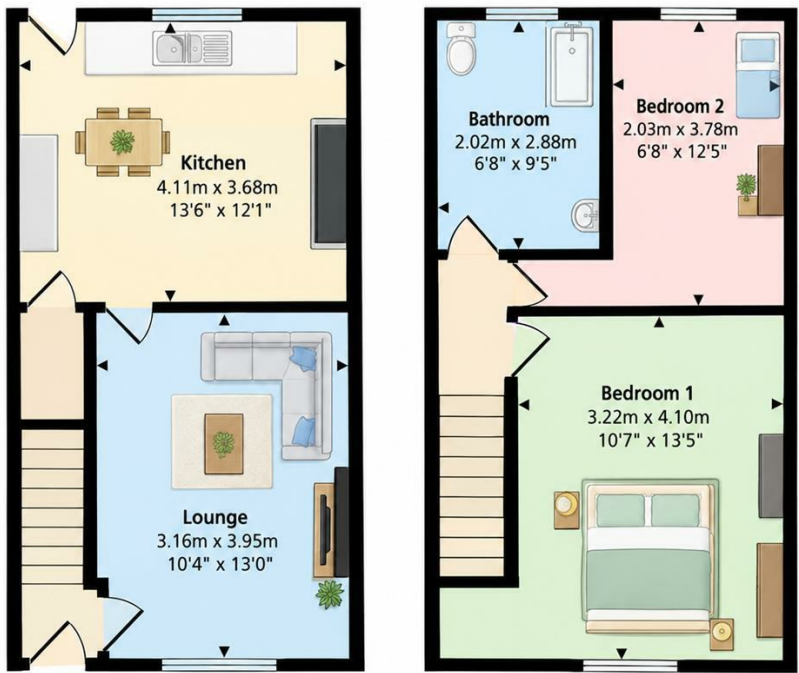
Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the rear is a good sized, low maintenance garden with shed.

Floor Plan

Approx Gross Internal Area
66 sq m / 713 sq ft



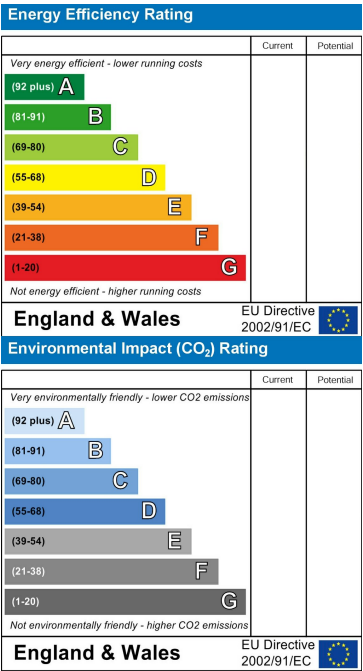
Ground Floor
Approx 32 sq m / 346 sq ft

First Floor
Approx 34 sq m / 367 sq ft

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Merryweathers (Commercial) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

