



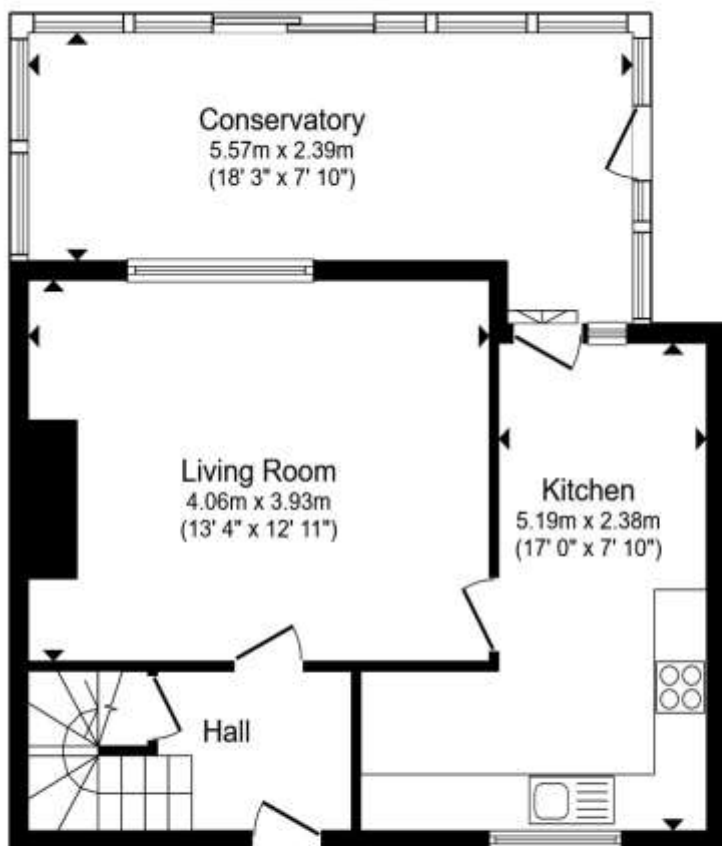
Market Square, Goldthorpe Rotherham S63 9HD

welcome to

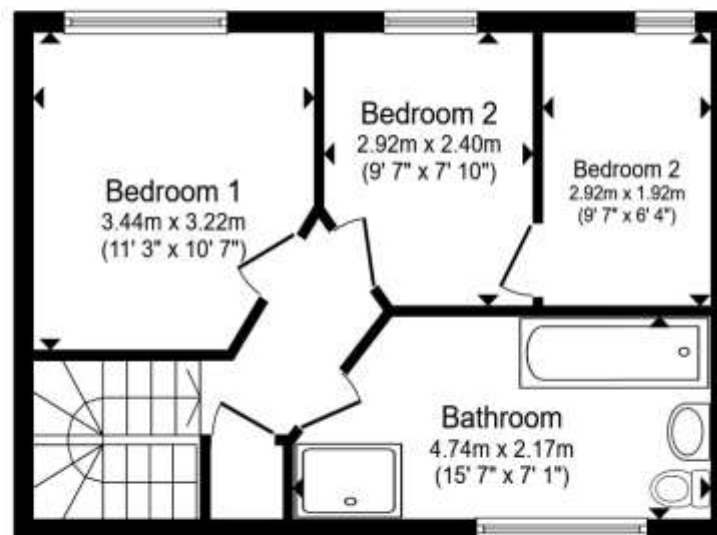
Market Square, Goldthorpe Rotherham

BE THERE OR BE SQUARE! £120,000-£130,000 - Occupying a convenient position in close proximity to a range of amenities, schools, shops & transport links, this well proportioned 2 bedroom townhouse with a log burner offers excellent potential for FTB, investors & young families alike. CALL NOW!





Ground Floor



First Floor

Total floor area 103.2 m² (1,111 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

Agents Aml Note

Entrance Hall

Lounge

Kitchen/Diner

Conservatory

1st Floor Landing

Bedroom 1

Bedroom 2

Bathroom

Rear Garden

Agents Note

welcome to

Market Square, Goldthorpe Rotherham

- 2 bedroom town house. Council Tax A. EPC D
- Cul-de-sac posotion - well placed for local amenities, schools, shops & transport links
- Lounge with log buerner, kitchen/diner & sun room
- Garden to front & rear
- Front forecourt (no dropped kerb)

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£120,000-£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120349



Property Ref:
MXB120349 - 0005

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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