



Washington Road, Goldthorpe ROTHERHAM S63 9EE

welcome to

Washington Road, Goldthorpe ROTHERHAM

£130,000 - £140,000 - VOTE WASHINGTON RD FOR YOUR NEXT FAMILY HOME! This spacious 4 bed semi-det ready for its next chapter. Requiring updating but offering bags of potential, with 2 reception rooms, d/stairs WC, drive, garage & generous rear garden. A fantastic family home in the making!



Agents Note

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

Entered via a uPVC front door, the welcoming entrance hall features a staircase rising to the first-floor accommodation and benefits from a useful built-in storage cupboard, providing practical household storage space.

Downstairs W.C.

Fitted with a WC and benefiting from a front-facing uPVC double glazed window, providing natural light and ventilation.

Lounge

A bright and comfortable reception room featuring a front-facing uPVC double glazed window, allowing plenty of natural light to fill the space. The room is further enhanced by a central heating radiator, creating a warm and inviting environment.

Dining Room

A well-proportioned dining room featuring a rear-facing uPVC double glazed window, allowing for plenty of natural light. The room also benefits from a central heating radiator, creating a comfortable space for dining and entertaining.

Kitchen

Fitted with a range of base units incorporating a sink, the kitchen provides space and plumbing for a cooker and washing machine. Benefiting from a rear-facing uPVC double glazed window, a door to the side, a central heating radiator and a useful pantry, the room offers excellent practicality and storage.

Landing

Featuring a side-facing uPVC double glazed window, the landing provides natural light and offers access

to the loft space, as well as access to the first-floor accommodation.

Bedroom One

A generously sized double bedroom featuring a front-facing uPVC double glazed window, allowing for plenty of natural light. The room also benefits from a central heating radiator, creating a comfortable and inviting space.

Bedroom Two

A well-proportioned bedroom featuring a rear-facing uPVC double glazed window, allowing for plenty of natural light. The room benefits from a central heating radiator and also houses the wall-mounted combination boiler.

Bedroom Three

A well-proportioned bedroom featuring a rear-facing uPVC double glazed window, allowing for plenty of natural light. The room also benefits from a central heating radiator, creating a comfortable and versatile space.

Bedroom Four

A well-proportioned bedroom featuring a front-facing uPVC double glazed window, allowing for plenty of natural light. The room also benefits from a central heating radiator, creating a comfortable and versatile space suitable for a range of uses.

Shower Room

Fitted with a shower cubicle, vanity unit incorporating a hand wash basin and WC. The room benefits from a rear-facing uPVC double glazed window and a central heating radiator, providing natural light and comfort.

Exterior

To the front, the property benefits from a paved garden providing a low-maintenance outdoor space, with a concrete sectional garage situated to the side offering useful storage and parking facilities. To the rear, there is an enclosed lawned garden complemented by a garden shed, providing

additional outdoor storage and space for relaxation.



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welcome to

Washington Road, Goldthorpe ROTHERHAM

- Spacious 4 bedroom semi-detached family home.
Council Tax A. EPC tbc
-
- Fantastic opportunity to modernise & make your own
- Excellently placed for local amenities, schools, shops,
parks & transport links
- Spacious with generous lounge & separate dining
room

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120168 - 0004

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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