



Pickhills Avenue, Goldthorpe Rotherham S63 9JE

welcome to

Pickhills Avenue, Goldthorpe Rotherham

A TOP PICK!! Beautifully presented 3-bed semi-det home tucked away on a sought-after cul-de-sac, backing onto a park. Featuring 2 reception rooms, ample driveway, double garage & delightful gardens. Close proximity to amenities, schools and transport links. An ideal family home – CALL NOW!



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.

Ground Floor: Entrance Hallway

The entrance hall comprises of a central heating radiator and an entrance door to the front.

Lounge

A spacious living & family area which comprises of a central heating radiator and a UPVC double glazed window to the front.

Kitchen/ Dining Room

A beautifully presented & modern style kitchen/diner which is fitted with a range of wall and base units with co-ordinating work surfaces housing the inset sink & drainer unit. Having an electric oven and gas hob with a cooker hood above, plumbing for a washing machine, sliding doors and a UPVC double glazed window to the rear.

1st Floor: Landing

Having a useful storage cupboard and a UPVC double glazed window to the side.

Bedroom One

Presented with a front facing UPVC double glazed window and a central heating radiator.

Bedroom Two

Presented with a rear facing UPVC double glazed window and a central heating radiator.

Bedroom Three

Presented with a rear facing UPVC double glazed window and a central heating radiator.

Shower Room

Comprises of a shower cubicle, a W.C & hand wash basin, a central heating radiator, access to the loft and a UPVC double glazed window to the front.

Exterior:

Standing proudly on this sought after street location! To the front of the property is an ample driveway.

To the rear is a plentiful & immaculately presented lawned garden which benefits from a paved patio/seating area. A delightful space for guest & family entertainment or just your own private sanctuary!

Garage

Having power & light and an up & over garage door for access.



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welcome to

Pickhills Avenue, Goldthorpe Rotherham

- 3 bedroom semi-detached. Council Tax B. EPC tbc
- Cul-de-sac position in sought after part of Goldthorpe
 - excellently placed for amenities, schools, shops & transport links
- Beautifully presented throughout
- Two reception rooms
- Ample driveway & double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120251 - 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.

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