



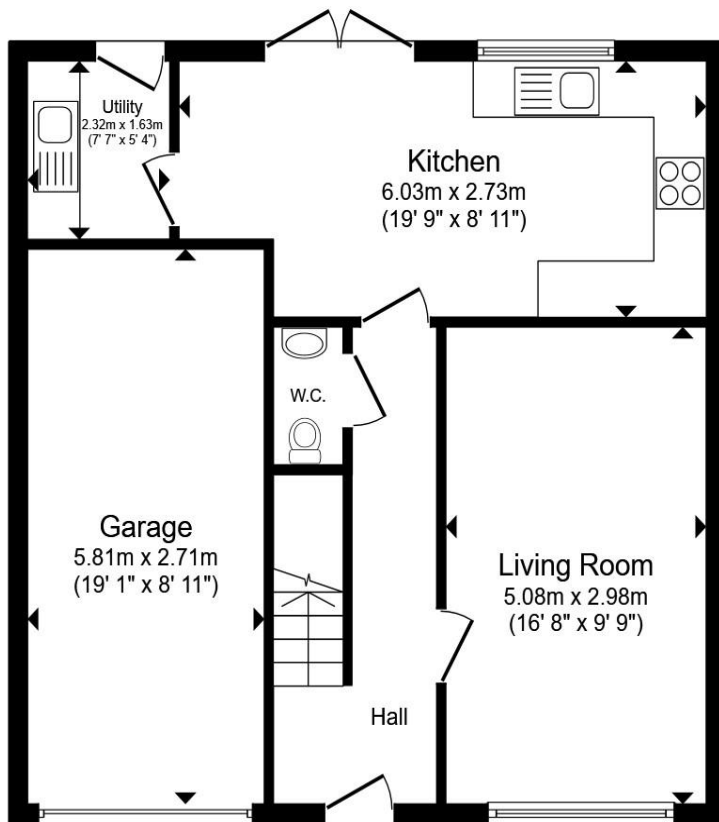
South Moor Drive, Goldthorpe Rotherham S63 9QA

welcome to

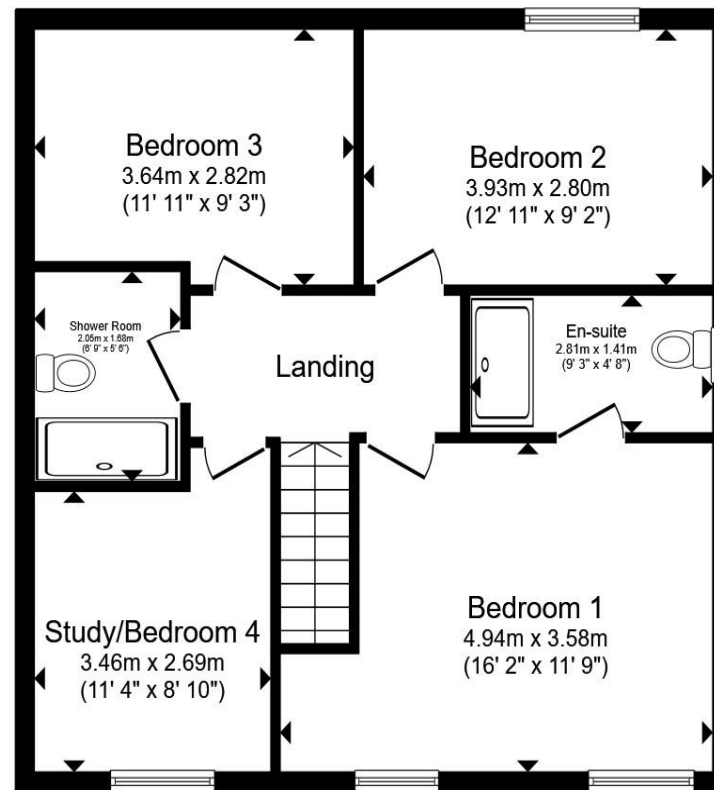
South Moor Drive, Goldthorpe Rotherham

£270,000-£280,000 -MORE TO ADORE! Impressive 4 bedroom detached family home on a popular modern estate. Boasting spacious living, a stylish kitchen/diner, landscaped garden with summer house, garage & substantial drive. Tucked away in a delightful cul-de-sac, perfect for family living.





Ground Floor



First Floor

Total floor area 122.8 m² (1,321 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

Living Room

Downstairs W.C

Kitchen / Diner

Utility Room

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room

Outside

Summer House

welcome to

South Moor Drive, Goldthorpe Rotherham

- 4 bedroom detached family home. Council Tax D. EPC B
- Popular modern style residential estate - excellently placed for amenities, schools, shops & transport links
- Envious plot & cul-de-sac position - open outlook to green space to the front
- Modern style fixtures & fittings throughout
- Utility, downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120337



Property Ref:
MXB120337 - 0002

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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