



- GREAT STARTER HOME
- INVESTOR POTENTIAL
- TWO BEDROOMS
- MID TERRACED HOUSE

Barnsley Road Highgate, Goldthorpe, Rotherham, S63 9AU

Offers In Region Of £60,000

GREAT STARTER HOME OR INVESTMENT, this two bedroom mid terraced house has a lounge and a dining kitchen to the ground floor then two bedrooms and a bathroom to the first floor. There is a paved area to the front and again to the rear. Close to Aldi, this would make an ideal first time buyer home.



Property Description

LOUNGE

11' 3" x 12' 4" (3.45m x 3.77m) The UPVC front entrance door leads from the front garden into the lounge which has a fireplace on the chimney breast with a wooden fire surround, a meter cupboard to the corner of the room and an opening to the staircase.

KITCHEN/DINER

13' 3" x 12' 4" (4.04m x 3.77m) Fitted with a range of wall and floor mounted units which have been decorated in a grey colour with contrasting black work surfaces. There is a four burner stainless steel hob, stainless steel single electric oven and an extractor above. The stainless steel sink and drainer are beneath the UPVC window to the rear which overlooks the rear yard. A UPVC external door leads out to the yard.

LANDING

Offering access to both bedrooms and the bathroom.

BEDROOM 1

11' 3" x 12' 4" (3.44m x 3.77m) A front facing bedroom with an over stairs storage cupboard

BEDROOM 2

10' 3" x 7' 4" (3.14m x 2.24m) The tenant uses this room as a dressing room but previous tenants have used it as a children's bedroom

BATHROOM

With a white bath, white wc and white wash hand basin on pedestal.

EXTERNAL

There are gardens to front and rear which are currently paved for low maintenance.

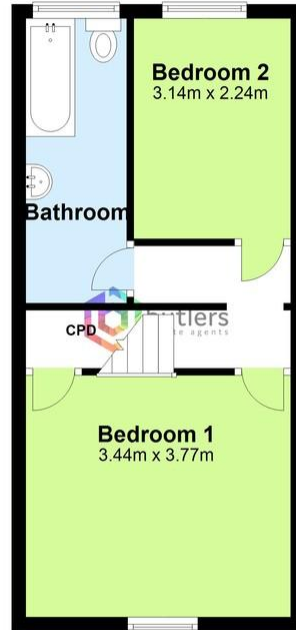




Ground Floor



First Floor



Total area: approx. 64.3 sq. metres

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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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