



**West Moor Croft, Goldthorpe Rotherham S63 9FL**

**welcome to**

**West Moor Croft, Goldthorpe Rotherham**

WEST IS THE BEST! A beautifully presented detached family home in a popular area, offering stylish decor, a d/stairs WC, delightful gardens & driveway parking, all in close proximity to schools, shops, amenities & transport links — an excellent choice for modern family living! CALL NOW!



## **Ground Floor:**

### **Entrance Hallway**

The entrance hallway comprises of an entrance door to the front, a central heated radiator, a UPVC double glazed window to the side and also having stairs leading to the first floor accommodation.

### **Downstairs W.C**

Fitted with a W.C, a hand wash basin and a central heating radiator. Also having a UPVC double glazed window to the side.

### **Lounge**

A lovely living & family area which has a central heating radiator and two UPVC double glazed windows.

### **Kitchen/ Dining Room**

A delightful kitchen which is presented with a range of wall and base units with co-ordinating work surfaces housing the sink and drainer unit and the electric oven and gas hob with a cooker hood above. it also has an integrated dishwasher and space for a fridge/freezer and a dryer. There is also two central heating radiators, a wall mounted combi boiler, a UPVC double glazed window and french doors leading to the garden.

## **1st Floor:**

### **Landing**

The landing has a central heated radiator, access to the loft and a UPVC double; glazed window to the side.

### **Bedroom One**

A front facing bedroom which has a central heating radiator and a front facing UPVC double glazed window.

### **Bedroom Two**

A rear facing bedroom which is presented with a central heating radiator and a UPVC double glazed windows to the rear.

### **Bedroom Three**

A lovely front facing bedroom which comprises of a central heating radiator and a UPVC double glazed window to the front.

### **Bedroom Four**

A rear facing bedroom which is presented with a central heating radiator and a UPVC double glazed windows to the rear.

### **Shower Room**

A stylish suite which comprises of a walk in shower cubicle, a W.C & a hand wash basin. There is also a central heating radiator and a UPVC double glazed window.

### **Exterior:**

To the front/side of the property there is a lawned garden, there is also a drive which leads down the side of the property.

To the rear lays a well-presented & plentiful lawned garden which benefits from a paved patio/seating. A fabulous outside space which is perfect for guest & family entertainment!

### **Agents Note**

please note there is a Green Belt Charge of £8 per month



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welcome to

## West Moor Croft, Goldthorpe Rotherham

- 4 bedroom detached family home. EPC C. Council Tax C
- Sought after location - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented - contemporary & stylishly decorated throughout
- Downstairs W.C
- Delightful gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB119716 - 0004

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