Cross Street,Goldthorpe Rotherham S63 9HR

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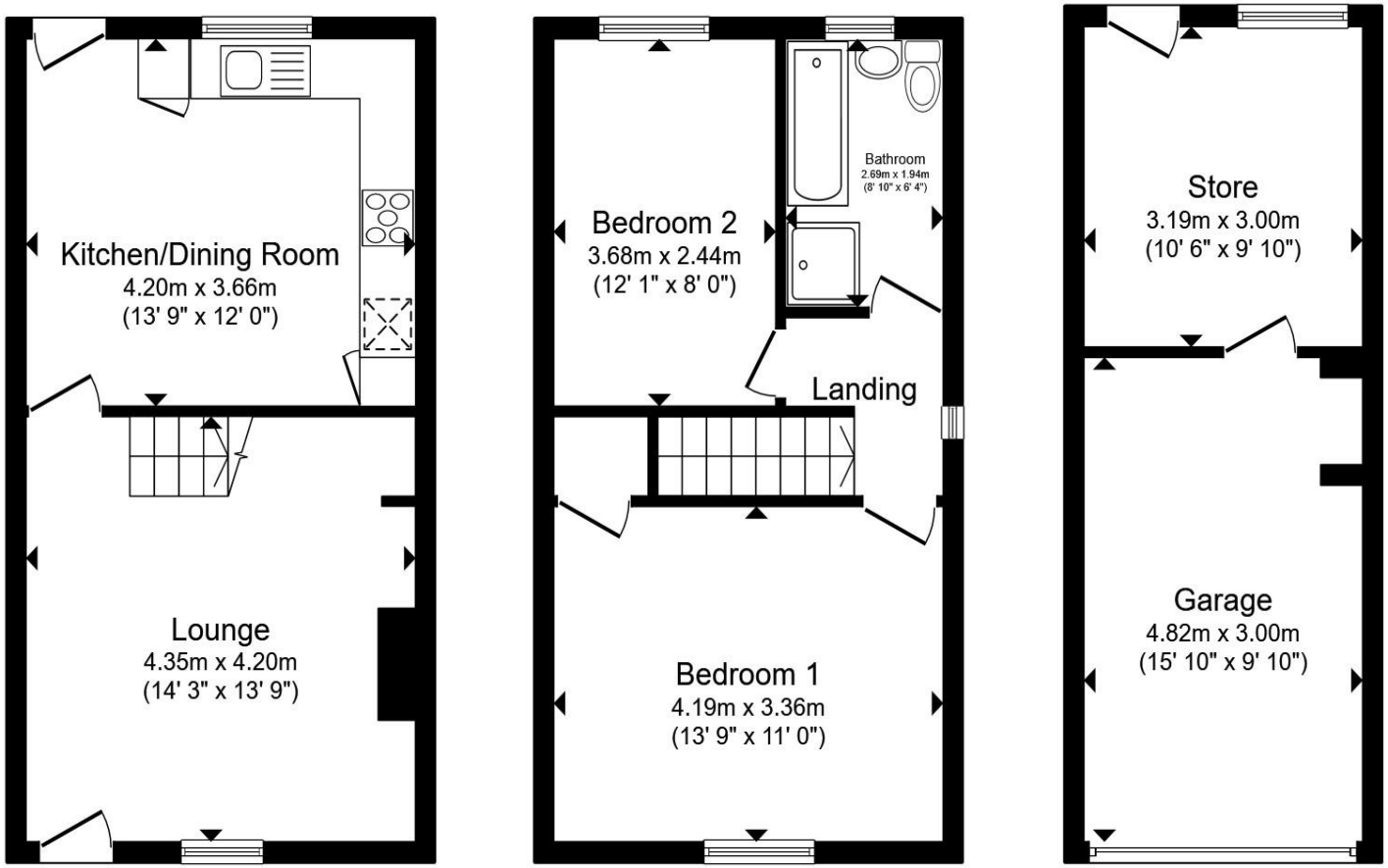
welcome to

Cross Street, Goldthorpe Rotherham

CROSS YOUR FINGERS YOU DON'T MISS THIS! Immaculate 2-bed end-terrace on Cross St! Renovated to a high standard with a generous sized rear garden. Close proximity to schools, shops & transport. Ideal for first-time buyers or investors—move-in ready and full of charm. CALL NOW!



Ground Floor **First Floor** **Outbuilding**

Total floor area 91.9 m² (989 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

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Ground Floor:

Lounge

Kitchen/Dining Room

1st Floor:

Landing

Bedroom One

Bedroom Two

Bathroom

Exterior:

Garage

Workshop/Store

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Cross Street, Goldthorpe Rotherham

- 2 bedroom end terrace. Council Tax A. EPC tbc
- Popular location - well placed for local amenities, schools, shops & transport links
- Beautifully presented throughout - renovated by the current owers
- Generous sized rear garden
- Ideal purchase for first time buyers / investors alike

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

£90,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119209

The Property Ombudsman

Property Ref:
MXB119209 - 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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