



Frederick Street, Goldthorpe Rotherham S63 9NR

welcome to

Frederick Street, Goldthorpe Rotherham

SLICK (fred)RICK! - A well-presented three-bedroom semi-detached home featuring a spacious lounge, open dining room, fitted kitchen, conservatory, utility/WC, generous driveway, detached double garage and an attractive low-maintenance patio garden. ARRANGE YOUR VIEWING NOW!!!



Agents Aml 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.

Entrance Hall

A welcoming entrance hall providing access to the accommodation, with a front entrance door and a central heating radiator.

Downstairs W.C

Conveniently located and fitted with a WC.

Lounge

A comfortable and inviting living space, ideal for relaxing, featuring a front-facing window that fills the room with natural light and a central heating radiator.

Kitchen

A generously sized kitchen fitted with a range of wall and base units, incorporating a sink and drainer, integrated electric hob, oven, cooker hood, dishwasher and fridge. Enjoying natural light from both side and rear-facing windows, the room also benefits from a central heating radiator and a useful pantry providing additional storage space.

Conservatory / Utility Room

A practical space housing the washing machine, with a rear-facing window and door providing access to the garden, along with a central heating radiator.

Landing

A bright landing area with a side-facing window allowing natural light to flow through, providing access to the loft and the first-floor accommodation.

Bedroom One

A well-proportioned principal bedroom enjoying a front-facing window overlooking the front garden and a central heating radiator, creating a bright and

comfortable space to unwind. Also benefiting from fitted wardrobes providing storage space.

Bedroom Two

A spacious secondary bedroom featuring a rear-facing window, central heating radiator and fitted storage cupboards, offering excellent storage and a comfortable living space.

Bedroom Three

A versatile third bedroom featuring a side-facing window and a central heating radiator, offering an ideal space for a child's room, guest bedroom or home office.

Bathroom

Fitted with a bath and shower, along with a hand wash basin and WC. A rear-facing window provides natural light and ventilation, while a central heating radiator completes this well-appointed bathroom.

Exterior

To the front of the property is a driveway leading to a detached double garage, providing ample off-road parking. The garage benefits from an electric door and is fitted with both power and lighting, making it ideal for secure parking, storage or workshop use.

The rear, the property enjoys a low-maintenance patio area, providing the perfect space for outdoor seating, entertaining guests or simply relaxing in the warmer months.



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welcome to

Frederick Street, Goldthorpe Rotherham

- 3 bedroom semi-detached. Council Tax A. EPC tbc
- Spacious lounge with open plan kitchen/dining room
- Conservatory, utility & ground floor WC
- Well presented accommodation throughout
- Detached double garage & driveway providing off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120511 - 0004

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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