

Asking Price: £65,000

Hall Street, Goldthorpe, Rotherham,
South Yorkshire, S63



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Hall Street, Goldthorpe, Rotherham, South Yorkshire, S63

ATTENTION FIRST TIMERS & INVESTORS! TWO BEDROOM MIDDLE TERRACE, CONVENIENT LOCATION! TWO RECEPTION ROOMS! VIEWING RECOMMENDED!

A two bedroom middle terrace property that would be ideal for first time buyers or investors. The home is well placed to access a range of local conveniences and includes double glazing to windows along with gas central heating. The accommodation briefly comprises a lounge, dining room and a fitted kitchen. To the first floor is a landing, two double bedrooms and a bathroom. Outside there are gardens to the front and rear. Viewing is recommended! Call Lincoln Ralph today!

Lounge 3.79 x 3.70. Having coving and downlights to the ceiling, wood effect laminate flooring, radiator, front facing UPVC double glazed window and front facing entrance door. A door opens to the lobby.

Lobby Stairs rise to the first floor landing and a door opens to the dining room.

Dining Room 3.98 x 3.78. The focal point of the room is a stone clad fire surround set to the chimney breast. There is wood effect laminate flooring, downlights to the ceiling, rear facing UPVC double glazed entrance door and a radiator. In addition there is a useful under stairs storage cupboard and a door opens to the kitchen.

Kitchen 2.39 x 2.20. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink unit with mixer tap. There is an integrated four ring gas hob and electric oven, plumbing for a washing machine and space for a fridge. Having tiling to splashback height and to the floor, downlights to the ceiling and a side facing UPVC double glazed window. An entrance door gives access to the rear.

Landing Doors open to the first floor bedrooms.

Bedroom 1 3.81 x 3.73. Having coving and downlights to the ceiling, front facing UPVC double glazed window and a radiator.

Bedroom 2 4.01 x 3.80. Having coving and downlights to the ceiling, built in cupboard, rear facing UPVC double glazed window and a radiator.

Bathroom 2.43 x 2.20. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the walls and floor, rear facing UPVC double glazed window and a radiator. A cupboard houses the central heating boiler.

Outside To the front is a small forecourt while to the rear is an uncultivated garden area.

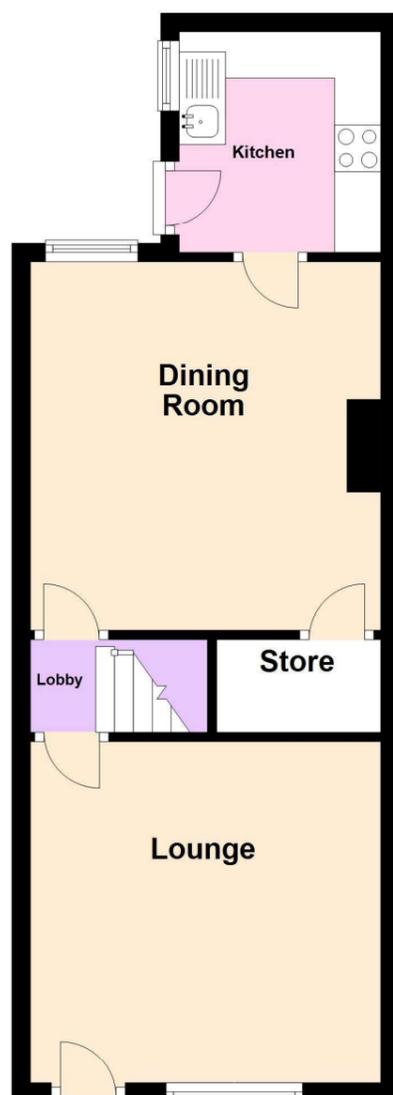


- Two bedroom middle terrace
- Boasting two reception rooms
- Well placed for a range of amenities
- Ideal for first timers & investors
- Gardens to the front and rear
- Viewing is recommended!

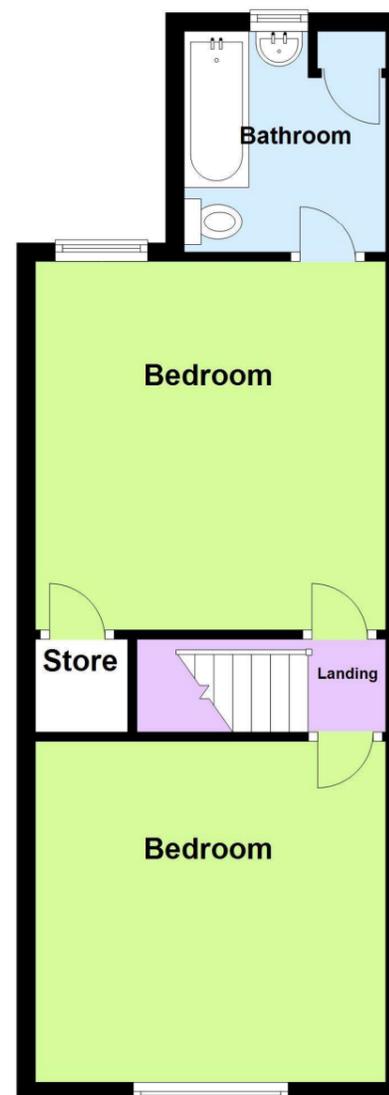
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 78.2 sq. metres (841.7 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.