





Loscoe Grove,Goldthorpe Rotherham S63 9GH

william
h brown

welcome to

Loscoe Grove, Goldthorpe Rotherham

FIRST STEP ON THE LADDER? A modern style 2 bedroom family home on a popular Goldthorpe development featuring a spacious lounge dining kitchen, downstairs WC, family bathroom, allocated parking & an enclosed rear garden. Ideal for first-time buyers, families or investors alike. NO CHAIN - CALL NOW!













Agents Note Aml
"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."

Lounge
A welcoming reception room featuring a front-facing window and entrance door, allowing plenty of natural light, complemented by a central heating radiator.

Kitchen
Fitted with a range of wall and base units incorporating a sink and drainer, integrated electric oven, gas hob and cooker hood, along with space for a washing machine. Having patio doors and a rear-facing window providing plenty of natural light, a central heating radiator, and housing the boiler.

Downstairs W.C
Conveniently fitted with a hand wash basin and WC, complemented by a side-facing window providing natural light and ventilation, along with a central heating radiator.

Landing
Providing access to the loft space, the landing also benefits from a central heating radiator and leads to the first-floor accommodation.

Bedroom One
A well-proportioned principal bedroom featuring a rear-facing window overlooking the garden and a central heating radiator.

Bedroom Two
A good-sized second bedroom featuring a front-facing window, central heating radiator, and useful built-in storage, making it an ideal guest room, child's bedroom, or home office.

Bathroom
Well-appointed and fitted with a bath featuring a shower over, hand wash basin, and WC. Having a side-facing window providing natural light and ventilation, along with a central heating radiator.

Outside
Enjoying a low-maintenance artificial lawned garden, providing an attractive outdoor space ideal for relaxing and entertaining throughout the year.

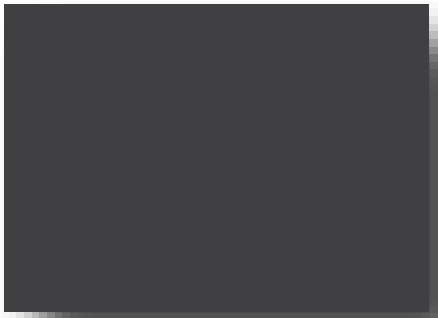
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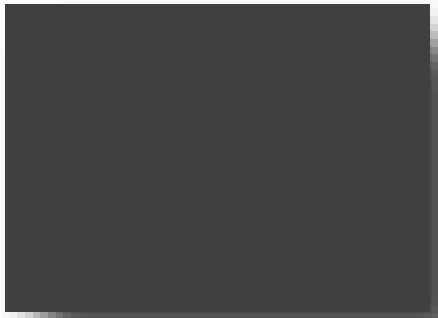
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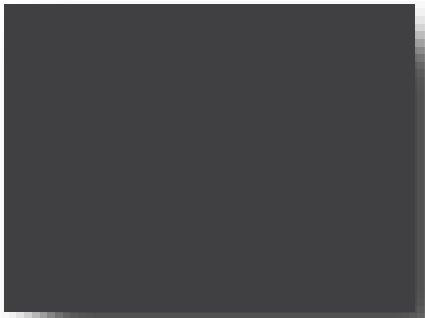
- 2 bedroom modern style family home with Allocated parking. EPC C. Council Tax A
- Popular residential location - excellently placed for amenities, schools, shops & transport links
- Convenient downstairs WC
- Enclosed rear garden
- NO CHAIN

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120523

The Property Ombudsman

Property Ref:
MXB120523 - 0005

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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