



85 Frederick Street, Goldthorpe, Rotherham, S63 9NR

**Asking Price £165,000**

Enjoying spacious and family gardens to the rear, hosting an impressive summer house, is this traditional three bedroom semi detached property. With driveway providing off road parking preceding the oversized garage, which hosts power, lighting and workshop area. The property itself has been much improved by the current vendors, with modern kitchen and bathroom suites. An early viewing is essential to fully appreciate the standards on offer.

## Merryweathers

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## Goldthorpe

Goldthorpe is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Historically part of the West Riding of Yorkshire, it was anciently a small medieval farming village, Goldthorpe is recorded in the Domesday Book.

## Premium Conveyancing

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

## Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

## Lounge 13'3" x 16'0" (4.06 x 4.89m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

## Dining Kitchen 12'3" x 16'9" (3.74 x 5.11m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include an induction with electric oven below and extractor hood

above. With integrated items to include a dishwasher and microwave with useful pantry area.

## Principal Bedroom 9'7" x 13'3" (2.93 x 4.04m)



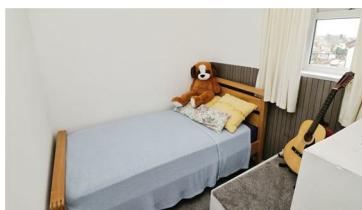
With a front facing upvc window and central heating radiator.

## Bedroom Two 12'1" x 9'0" (3.70 x 2.76m)



With rear facing upvc window and central heating radiator.

## Bedroom Three 6'8" x 10'2" (2.04 x 3.11m)



With side facing upvc window and central heating radiator.

## Bathroom



Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Garage 10'0" x 33'0" (3.05 x 10.08m)

Oversized garage hosting power and lighting, with workshop to the rear with courtesy door.

## External



With external WC and external storage area hosting the central heating boiler. With driveway to the front providing off road parking, whilst to the rear are impressive gardens, mainly laid to lawn hosting an impressive summer house and patio areas.



Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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