



1ST FLOOR 487 sq.ft. (45.2 sq.m.) approx

TOTAL FLOOR AREA: 1283 s.g.ft. (11.5.0 s.g.m.) approx.

Whilst every attempt has been made to exame the accuracy or the floorgian contained here, measurements of doors, vindows, cross and any other items are approximate and no responsibility is taken for any error, omission or mis-attement. This plan is not illustrative purposes only and shooted we used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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29 West Moor Croft, Goldthorpe, Rotherham, South Yorkshire, S63 9FJ

Description
GUIDE PRICE £260,000 - £270,000
ELR are delighted to be able to bring to the open market this beautiful 4 bedroom detached family home on this popular Barnburgh View Estate in Goldthorpe.

This well presented modern home is positioned on a corner plot and is close to all the local amenities, fantastic schools and excellent transport links, it's the ideal home for both families or professionals. On the ground floor the property boasts of an entrance hallway, a modern kitchen/diner with integrated appliances, utility room, downstairs WC and a spacious lounge with double doors leading the rear garden where you will find a patio area and good-sized garden. good-sized garden.

Upstairs has a master bedroom with an en-suite plus there are a further three bedrooms and a family

bathroom with a modern white three piece suite.
The detached garage has recently been converted into a single garage with home office space.
All in all, this is a lovely little property which warrants an early internal inspection.

- FOUR BEDROOM DETACHED PROPERTY
- MODERN FAMILY HOME
- CORNER PLOT WITH GARDENS TO FRONT, SIDE AND REAR
- HOME OFFICE CONVERSION
- UTILITY ROOM AND DOWNSTAIRS WC
- EN-SUITE TO MASTER BEDROOM
- FREEHOLD / TAX BAND D
- VIEWING HIGHLY RECOMMENDED













