



22 Pickhills Grove

Goldthorpe, Rotherham, S63 9FP

Offers In Excess Of £180,000



A fantastic opportunity to purchase this three bedroom semi detached home which boasts driveway, detached garage and good size rear garden. The property is situated within this highly regarded residential area, perfect for family living and providing easy access to local amenities, reputable schools, M1 & A1 making this an ideal spot for commuting. Book your viewing today!



GROUND FLOOR

Entrance

Having stairs which rise to the first floor landing.

Lounge

A generously proportioned room having French style doors to the rear garden, tv aerial point and radiator.

Dining Kitchen

A modern style kitchen fitted with a range of wall & base units, worktop surface over which incorporates the sink & drainer unit integrated appliances include the electric oven with gas hob & cooker hood, the fridge freezer & the washing machine. Generous under stairs storage.

Downstairs WC

Fitted with a W.C, a hand wash basin & a central heating radiator, with extractor fan.

FIRST FLOOR

Master Bedroom

Having two front facing double glazed windows, radiator and built in storage.

Bedroom Two

A double glazed window and radiator.

Bedroom Three

A double glazed window and radiator.

Family Bathroom

Fitted with a bath with shower over, a wash hand basin and a W.C. There is also an extractor fan.

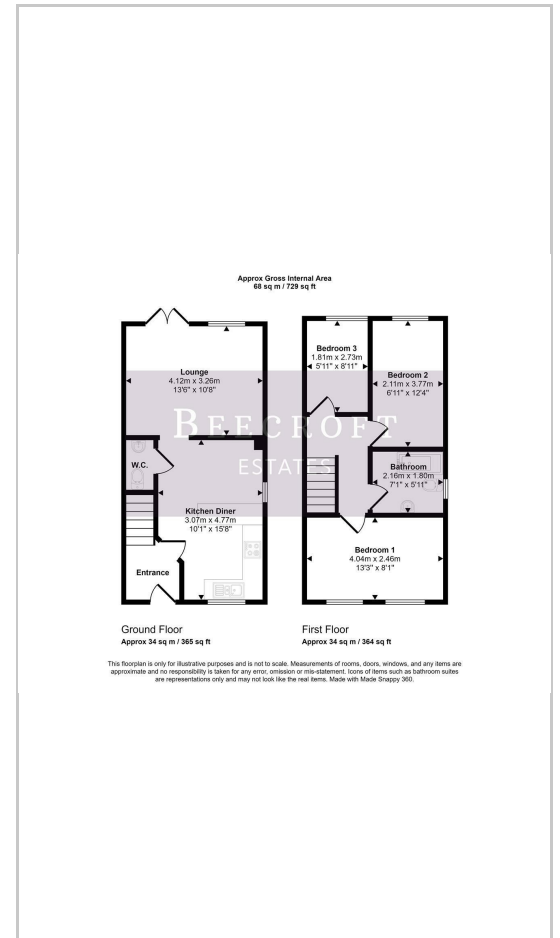
OUTSIDE

To the front of the property is a driveway providing off street parking, and at the end of the drive is a single garage. To the rear is a delightful, generous sized lawned garden with two paved areas - perfect for entertaining / alfresco dining.

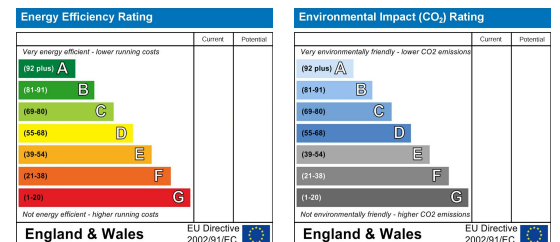
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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