



BEECROFT  
ESTATES

## 217 Barnsley Road Highgate

Goldthorpe, Rotherham, S63 9AU

Offers In The Region Of £80,000



Recently Modernised Two Double Bedroom Terrace – Move-In Ready

A recently modernised two double bedroom terrace home, offering well-proportioned accommodation and ready to move straight into. Ideal for first-time buyers or investors, with a potential rental income of approximately £650 PCM.

The property briefly comprises a lounge, dining room, and kitchen to the ground floor, with two double bedrooms and a bathroom to the first floor. A newly fitted boiler adds to the home's efficiency and appeal.

Externally, the property benefits from a rear garden, providing outdoor space for relaxing or entertaining.

Early viewing is highly recommended to appreciate the space and potential on offer.





- GROUND FLOOR
- LOUNGE
- DINING ROOM
- KITCHEN
- CELLAR
- FIRST FLOOR
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM
- OUTSIDE

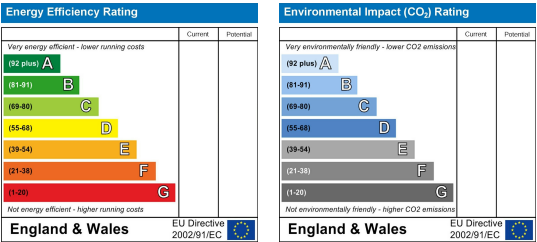
Area Map



Floor Plans



Energy Efficiency Graph



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