



BEECROFT  
ESTATES

## 42 Lawnwood Drive

Goldthorpe, Rotherham, S63 9GD

Offers Over £120,000



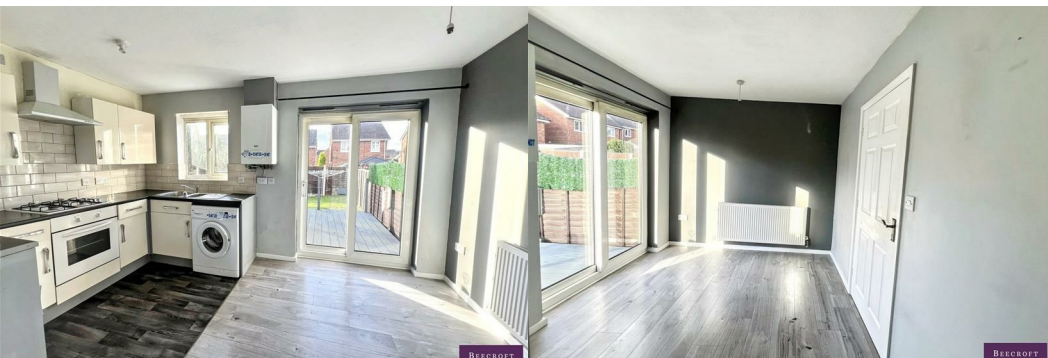
Public Notice Wording: We are acting in the sale of the above property and have received an offer of £122,500

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 09/02/2026

### NEST OR INVEST!!!

This modern two-bedroom end town house, set in a quiet cul-de-sac in the popular village of Goldthorpe, offers stylish, low-maintenance living ideal for first-time buyers or investors. The property an enclosed rear

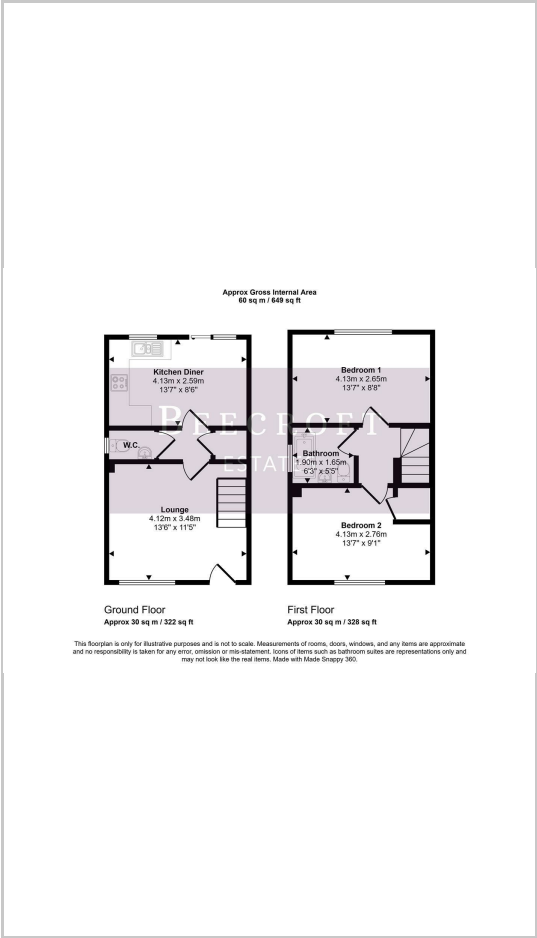


- Lounge
- Downstairs WC
- Kitchen/Diner
- Landing
- Master Bedroom
- Bedroom Two
- Bathroom
- Exterior

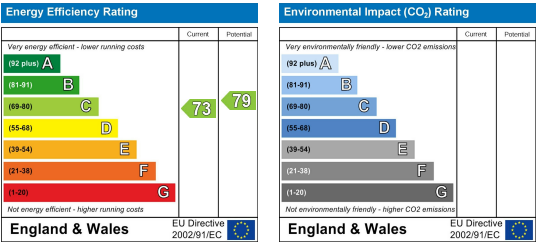
Area Map



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