

**Churchills**



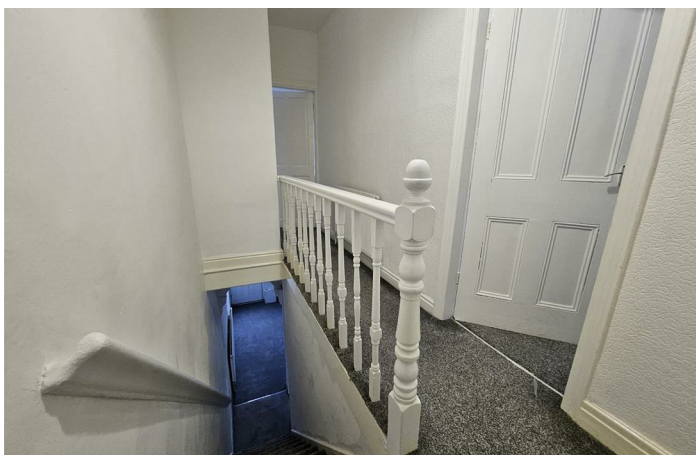
## **Kathleen Street**

Goldthorpe, Rotherham S63 9JL

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CURRENT ELECTRICAL CERTIFICATE
- OUTBUILDING
- MID TERRACE HOUSE
- COMBI BOILER & WARRANTY
- ENCLOSED REAR YARD
- EPC RATING D

**Offers In The Region Of £70,000 Freehold**





**This well presented terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned reception rooms, this property offers ample space for relaxation and entertaining. The two bedrooms provide comfortable accommodation, making it ideal for small families or those looking to downsize.**

**The house features a well-appointed bathroom and kitchen, ensuring convenience for everyday living. Its spacious layout allows for a variety of furnishing options, enabling you to create a home that reflects your personal style.**

**Moreover, this property boasts a promising rental potential of up to £8,000 per annum, making it an attractive option for investors seeking to expand their portfolio. The location in Goldthorpe is well-connected, providing easy access to local amenities and transport links, enhancing its appeal for both residents and tenants alike.**

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway to:

#### **LOUNGE**

14'4" \* 11'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator

#### **INNER LOBBY**

Stairs to first floor landing.

#### **DINING ROOM**

13'2" \* 11'0"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

#### **KITCHEN**

9'8" \* 8'2"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine and space for fridge. One and a half bowl single drainer sink unit with mixer tap. Tiles to splash back areas and floor. Doorway to cellar. Single panelled central heating radiator. uPVC double glazed and panelled doorway to side elevation.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Stairs from inner lobby with handrail, spindles and newel posts to landing area. Single panelled central heating radiator. Storage cupboard off.

#### **BEDROOM ONE**

14'4" \* 11'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

## **BEDROOM TWO**

13'4" \* 8'9"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off housing combination boiler.

## **BATHROOM**

9'8" \* 8'3"

uPVC double glazed window to rear elevation. Suite in white comprising of bath. low flush WC and hand wash pedestal basin. Hlaf tiling to walls and splash back areas.

## **OUTSIDE AND GARDENS**

To the front is a small walled garden with path to front door. To the rear is a yard area with outbuilding and pedestrian access gate.

## **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## **IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not

able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

## **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

## **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

## **MOBILE COVERAGE**

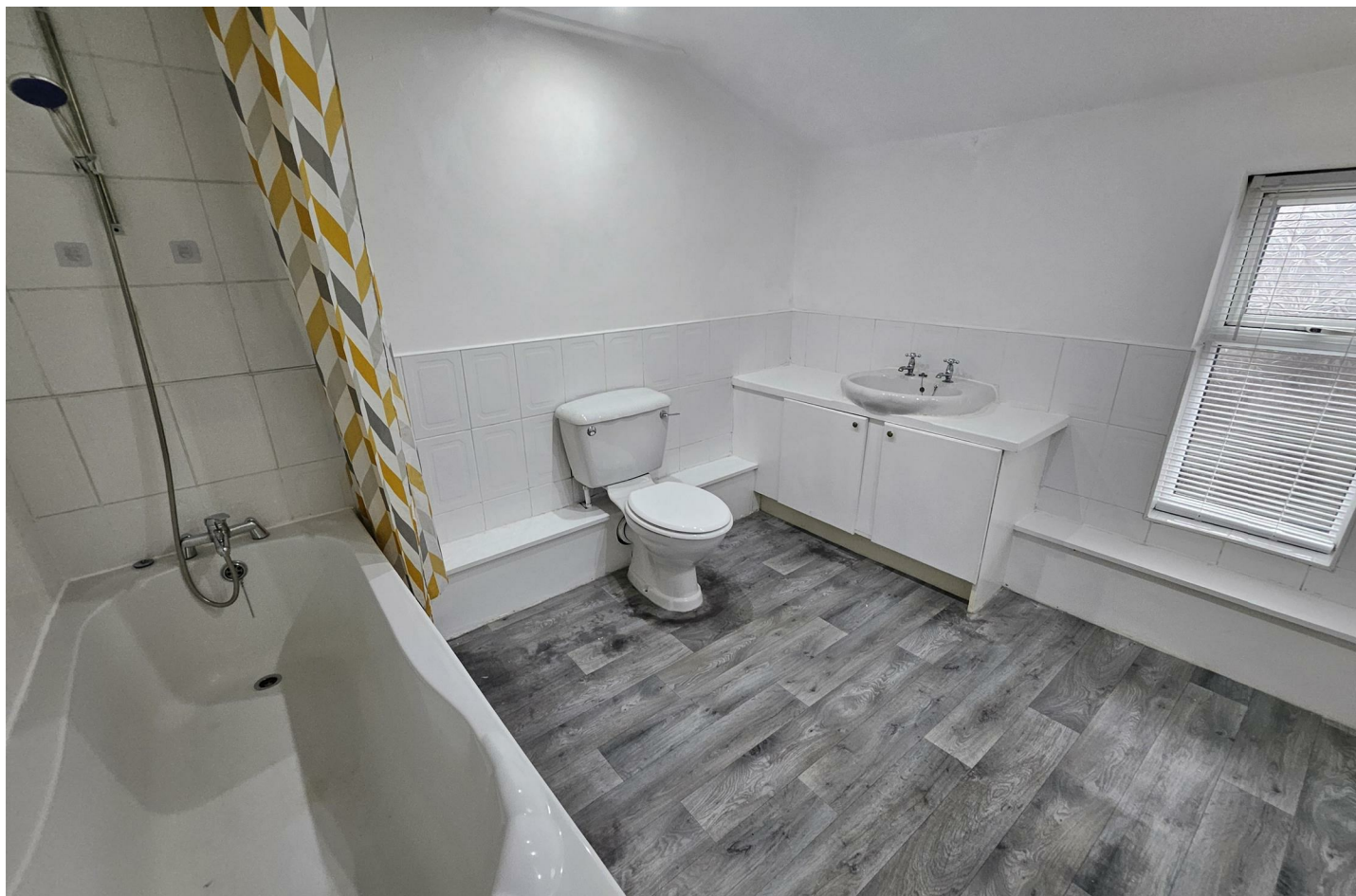
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

## **BROADBAND**

The property broadband speed is unknown at this time.



Local Authority **BARNSELY MBC**  
Council Tax Band **A**  
EPC Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.