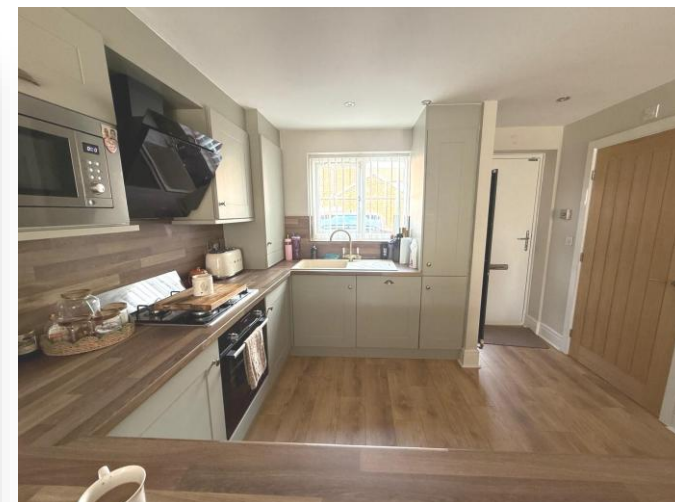




Pearwood Close, Goldthorpe Rotherham S63 9GU

welcome to

Pearwood Close, Goldthorpe Rotherham

A PEAR-FECT FAMILY HOME! Stunning 4-bedroom semi-detached home over 3 floors on a sought-after estate. Boasting a superb open-plan living space, en-suite, stylish contemporary interiors, driveway and a beautifully maintained rear garden with artificial lawn. A MUST VIEW - CALL NOW!



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge / Kitchen

A stylish open plan Lounge/Kitchen fitted with a range of modern wall and base units incorporating a sink and drainer. The kitchen is equipped with an electric hob, oven and cooker hood, along with integrated appliances including a dishwasher, fridge/freezer and microwave. There is also plumbing for a washing machine. The room benefits from both front and rear facing windows, allowing plenty of natural light, while patio doors provide access to the rear garden. Completing the space is a central heating radiator, creating a comfortable and versatile area for everyday living and entertaining.

Downstairs W.C

Fitted with a two-piece suite comprising a hand wash basin and W.C. Having a front facing uPVC double glazed window and a central heating radiator.

Bedroom One

A generously sized principal bedroom benefiting

from both front and rear facing windows, allowing for an abundance of natural light. The room also features fitted wardrobes providing excellent storage and a central heating radiator.

En Suite

Accessed directly from the principal bedroom, this well-appointed en suite is fitted with a three-piece suite comprising a shower cubicle, hand wash basin and W.C. The room benefits from a rear facing uPVC double glazed window and a central heating radiator.

Bedroom Two

A well-proportioned secondary bedroom featuring a rear facing uPVC double glazed window, allowing for plenty of natural light, and a central heating radiator.

Bedroom Three

A versatile third bedroom, ideal for use as a child's bedroom, home office or guest room. Having a rear facing uPVC double glazed window and a central heating radiator.

Bedroom Four

A well-proportioned fourth bedroom featuring a front facing uPVC double glazed window and a central heating radiator.

Bathroom

Fitted with a modern three-piece suite comprising a bath with shower over, hand wash basin and W.C. Having a front facing uPVC double glazed window and a central heating radiator.

Outside

To the rear of the property is an attractive, low-maintenance garden laid with artificial lawn and complemented by a patio seating area, ideal for outdoor entertaining and relaxation. The garden also benefits from a useful outbuilding fitted with power and lighting, featuring a front facing window and door, making it suitable for a variety of uses including a home office, workshop or additional storage space.



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welcome to

Pearwood Close, Goldthorpe Rotherham

- Beautifully presented 4 bedroom semi-det over 3 floors. Council Tax C. EPC C
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout - ultimate WOW factor
- Open-plan lounge, contemporary kitchen & dining area
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120438



Property Ref:
MXB120438 - 0005

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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