



**Goodwin Road, Greasbrough** Rotherham S61 4DE

**Guide Price £130,000 to £135,000**



- Corner Plot Position, End Terraced Home
- Lounge & Kitchen Diner with Integral Cooking Appliances
- Rear Enclosed Garden with Shed
- Estimated Expected Rental of £850pcm Upon Refurbishment
- Spacious Entrance Hall with Downstairs WC
- Three Well Proportioned Bedrooms & Family Bathroom
- Front Lawn Garden with Potential to Create Off Road Parking
- NO CHAIN / FREEHOLD / Council Tax Band A

Situated on a corner plot, this well-proportioned end-terraced home offers excellent potential for buyers looking to create a lovely family property in a convenient location. The property is within walking distance of the amenities, shops and schools in Greasbrough, making it ideal for families and first-time buyers alike.

The accommodation begins with a spacious entrance hall, which also provides access to a convenient downstairs WC. From the hall is a good-sized lounge and an open-plan kitchen diner fitted with integral cooking appliances, creating a practical and sociable space for everyday living and dining.

To the first floor are three well proportioned bedrooms along with a family bathroom.

Externally, the property benefits from a front lawn garden which offers potential to create off-road parking (subject to any necessary permissions).

To the rear is an enclosed garden with a useful shed, providing outdoor space for relaxing, gardening or further improvement.

Offering well-balanced accommodation and scope to enhance and personalise, this property represents a great opportunity in a popular residential location.





GROUND FLOOR  
434 sq ft. (40.3 sq.m.) approx.

1ST FLOOR  
432 sq ft. (40.1 sq.m.) approx.



GOODWIN ROAD, ROTHERHAM, S61 4DE  
TOTAL FLOOR AREA: 866 sq ft. (80.5 sq.m.) approx.

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### Mortgage Services - Make it a great move with a GR8 Mortgage.



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### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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**GENERAL:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**\*\* CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website [www.bartons-net.co.uk/links](http://www.bartons-net.co.uk/links)**