



### 3 bed terraced house to buy in

Poplar Avenue, Goldthorpe, Rotherham,  
Barnsley, S63 9NN

**£60,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Terraced House
- ✓ Refurbished to a High Standard
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

UPVC entrance door leading into Lounge.

### Lounge

Attractive feature wall. Front facing UPVC window and door. Large marble effect tiles to the floor and quality light fittings to the walls and ceiling.

### Kitchen

A range of high gloss fitted wall and base level units complemented by working surfaces with inset black sink. Large range cooker and extractor fan. Breakfast bar, integrated fridge, freezer and dishwasher. Plumbing for washing machine and cupboard housing recently fitted combi boiler. Large marble effect tiles to the floor and rear facing UPVC window and door which leads into the rear yard.

### Bathroom

Tiled marble effect flooring and walls with a 3 piece suite comprising a panelled jacuzzi bath with fitted screen and thermostatic shower above, WC and wash hand basin. Grey feature radiator and opaque UPVC window.

### First Floor Landing

Stairs rising to Bedroom 1,2 and bathroom. Natural oak flooring and balustrade hand rail.

### Bedroom One

Front facing UPVC window, double bedroom with fitted wardrobes, radiator and grey laminate wood to the floor

### Bedroom Two

Having UPVC window to the rear, radiator and grey laminate wood to the floor.

Third Floor

Stairs rising to Bedroom 3. Natural oak flooring and hand rail.

Bedroom Three

Velux window, double bedroom with fitted cupboards, radiator and grey laminate wood to the floor.

Externally

Enclosed yard to the rear same to the front.

On Street Parking

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Poplar Avenue, Goldthorpe, Rotherham, Barnsley, S63 9NN

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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

