

- **Two bedroom inner terrace**
- **Refurbished externally**
- **Modern roof covering and re-pointed**
- **uPVC double glazing and re-rendered to rear**
- **Gas fired central heating**
- **Requires internal improvement**
- **Potential for owner occupation or letting**

Ground Floor

Sitting Room 3.64m × 3.32m

Inner Lobby

Dining Kitchen 3.68m × 3.66m

Under Stairs Store

First Floor

Landing

Front Bedroom One 3.65m × 3.36m
with closet

Rear Bedroom Two 3.70m × 1.78m
Bathroom/WC 2.89m × 1.78m
overall with white suite and shower

Outside

Rear yard

EPC Rating

The full Energy Performance
Certificate is available via our
website

SOLICITORS Oxley & Coward,
34–46 Moorgate Street, Rotherham
S60 2HB (Ref: Elaine Jackson)

VIEWING Tuesdays 14, 21, 28 May
at 11.45am prompt .Thursdays 16,
23, 30 May at 11.45am prompt.

