

**11 6 Albion Road, Rotherham S60 2NF****GUIDE PRICE: £40,000-£45,000**| **VACANT HOUSE**

- **Modernised end terrace**
- **Ready for immediate occupation / letting**
- **uPVC double glazed windows**
- **Gas fired central heating**
- **Convenient for Rotherham town centre**
- **Of interest to investors / first time buyers**

**Ground Floor**

Sitting Room 4.29m x 3.59m with bay window and feature fireplace with living flame fire

Inner Lobby with under stairs store

Dining Room 3.92m x 3.60m

Kitchen 2.49m x 1.99m

Rear Entrance Porch 2.05m x 1.34m

**First Floor**

Landing with access to the roof space

Front Bedroom One 3.58m x 3.60m

Rear Bedroom Two 3.94m x 2.66m

Bathroom / WC 2.47m x 2.00m with airing cupboard

**Outside**

Rear yard

**EPC Rating D**

The full Energy Performance Certificate is available via our website

**SOLICITORS** Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Rachel Houghton)

**VIEWING** Tuesday 7th, 14th & 21st January at 12 noon prompt  
Thursday 9th, 16th & 23rd January at 12 noon prompt

ON INSTRUCTIONS FROM SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED

