

- Three bedroom semi-detached
- Requires general modernisation
- Open aspect to the rear
- Driveway and garage
- Potential for owner occupation, resale or letting

Ground Floor

Entrance Hall with under stairs store
Through Lounge Dining Room 7.81m
x 3.50m narrowing to 2.41
Kitchen 2.81m x 3.13m

First Floor

Landing
Front Bedroom One 3.46m x 4.08m
Rear Bedroom Two 3.45m x 3.65m
Front Bedroom Three 2.87m x 1.91m
Bathroom /WC 2.44m x 1.66m

Outside

Front garden with driveway and
garage
Rear garden area with greenhouse
and store

Note

Please note that the Purchaser will be responsible for payment of the Council's legal and Surveyor's fees as follows:
Legal fees: £900
Surveyor's fees: Minimum of £1,000
Auctioneer's fees: £1,520 plus VAT

EPC Rating

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 19th, 26th March at 10am prompt
Wednesdays 21st, 28th March & 4th April at 10am prompt

SOLICITORS Rotherham
Metropolitan Borough Council
Riverside House Main Street
Rotherham S60 1AE

ON INSTRUCTIONS FROM ROTHERHAM
METROPOLITAN BOROUGH COUNCIL

