

- Modern three bedroom detached
- Offered by auction for quick sale
- Double glazing and central heating
- Driveway and single garage
- Requires some upgrading
- Potential for owner occupation, letting or resale
- Convenient and popular area of Rotherham

**Ground Floor**

Entrance Hall  
 Through Lounge Dining Room 7.06m  
 x 4.25m narrowing to 2.39m  
 Kitchen 3.14m x 2.62m with a range  
 of units  
 Under Stairs Pantry

**Outside**

Car parking space and single garage  
 (5.25m x 2.58m) to the front  
 Enclosed rear garden area

**EPC Rating E**

A full copy of the EPC will be  
 available to view via [EPC](#)

**First Floor**

White woodwork  
 White cupboards  
 Rear Bedroom Three 2.17m x 2.13m  
 Bathroom / WC 1.98m x 2.41m with  
 white suite and airing cupboard

**SOLICITORS** Lewis Francis  
 Blackburn Bray 14-16 Paradise  
 Square Sheffield S1 2DE



**WITHDRAWN**