

10 2 Cranworth House, Doncaster Road, Rotherham, South Yorkshire S65 2DT

GUIDE PRICE £125,000 PLUS*

VACANT HOUSE

- Large semi-detached house
- Four bedrooms over four stories
- Two ground floor reception rooms
- High ceilings and original features
- Useable basement level stores opening to rear yard
- Front lawned garden with adjacent driveway
- In need of some updating

Ground Floor

Reception room 6.61m x 5.30m
 Dining room 3.78m x 4.22m
 Kitchen 3.98m x 4.69m
 Hallway

Basement

Two stores opening to rear yard

First Floor

Bedroom 1 4.72m x 5.31m
 Bedroom 2 3.60m x 4.58m
 Bedroom 3 4.22m x 3.79m
 Bathroom 3.98m x 1.77m
 Landing

Second Floor

Bedroom 4 3.34m x 4.14m
 Landing

Outside

Front grassed garden with mature trees
 Driveway with multi vehicle parking
 Rear roof garden/patio above neighbouring garage
 Basement level yard with garage

EPC Rating E

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

VIEWING

Tuesdays 8th, 15th, 22nd January at 10.45am prompt
 Thursdays 10th, 17th, 24th January at 10.45am prompt

SOLICITORS

Wilford Smith & Co 2
 2 Westgate Rotherham S60 1AP

