

# 4 28 Ramsden Road, Rotherham S60 2QG

**GUIDE PRICE £35,000+\***

**VACANT HOUSE**

- **Traditional semi-detached house**
- **In need of structural repair & modernisation**
- **Convenient for Rotherham town centre**
- **Three first floor bedrooms**
- **Front and rear gardens**
- **Of interest to builders and investors**

## Ground Floor

Entrance Porch  
 Reception Hall  
 Bay windowed Sitting Room 4.45m x 3.98m  
 Dining Kitchen 3.61m x 3.29m  
 Pantry  
 Rear Entrance Lobby  
 WC

Bathroom/WC

## Outside

Front and rear garden

## EPC Rating

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

## JOINT AUCTIONEERS

Hills, 31 Mansfield Road,  
 Rotherham, S60 2DR



## VIEWING

Call at the property  
 Thursday  
 21st & 28th  
 June and 5th  
 July between  
 10.30am and  
 11.30 am.

## SOLICITORS

Bradford  
 & Son 9  
 Moorgate Road  
 Rotherham S60  
 2EN

