

- **Three bedroom inner terrace**
- **Good size plot with rear garden, car parking to the front, uPVC double glazing**
- **In need of general modernisation**
- **Two reception rooms**
- **Kitchen & bathroom to the ground floor**
- **Three good size first floor rooms**
- **Potential for owner occupation or letting**
- **Modern roof covering**

Ground Floor

Sitting Room 3.79m x 3.59m

Inner Lobby

Cellar Head

Dining Room 3.76m x 3.66m

Kitchen 2.24m x 2.74m

Bathroom/WC with white suite and airing cupboard

Basement

Cellar

First Floor

Landing

Front Bedroom 1 3.80m x 3.61m

with closet

Rear Bedroom 2 2.85m x 3.69m

Rear Bedroom 3 2.76m x 2.25m

Outside

The property occupies a large average plot with car parking space to the front and good size private

rear garden with patio and lawn

EPC Rating

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

VIEWING

Tuesdays 19th, 26th June & 3rd July at 11am prompt

Thursdays 21st, 28th June & 5th July at 11am prompt



SOLICITORS Parker Rhodes
Hickmotts The Point Bradmarsh Way
Rotherham S60 1BP