



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ESTD 1840



33, California Drive, Rotherham, S60 5TX

Offers In The Region Of £130,000

33 California Drive, Catcliffe,
Rotherham, S60 5TX

Description
This beautifully refurbished two-bedroom mid-terrace property is an ideal investment opportunity or the perfect first home. Now being sold with NO ONWARD CHAIN, it offers a hassle-free purchase for buyers. Its modern updates and move-in-ready condition make it particularly appealing to first-time buyers, while also presenting an attractive prospect for investors.

The property features gas central heating and uPVC double glazing and briefly comprises of the front entrance porch which opens into a spacious lounge with open-plan stairs. A modern kitchen-diner, equipped with integrated appliances, provides ample storage and workspace, with patio doors leading out to a low-maintenance rear garden.

Upstairs, there are two good-sized bedrooms and a modern bathroom with a shower over the bath.

Outside, the property is designed for easy maintenance and convenience. The front of the house offers a block-paved driveway for off-road parking, making it easy for residents or visitors. The rear garden is fully enclosed and features a low-maintenance patio, creating a private space to relax.

Located in a highly sought-after area, this property is just a short distance from local amenities, including shops, schools, and public transport options. Additionally, with quick access to the M1 and M18 motorways, this home is ideal for commuters.

This spacious and stylish property offers fantastic value and a prime location. Whether you're an investor or a first-time buyer, this home is an opportunity not to be missed. Early viewing is highly recommended!

- RECENTLY REFURBISHED TWO BEDROOM MID TERRACE
- PERFECT FOR INVESTOR OR FIRST TIME BUYER
- NO ONWARD CHAIN
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE
- TWO GOOD SIZED BEDROOMS
- CLOSE TO LOCAL AMENITIES AND MOTORWAY NETWORK
- BLOCK PAVED DRIVEWAY
- FREEHOLD / TAX BAND A
- EARLY VIEWING HIGHLY RECOMMENDED

