



117B Doncaster Road
, Rotherham, S65 2BN

Offers in excess of £60,000



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This one bedroom apartment with garage is perfect for a buy to let investor or someone starting on the property ladder.

Situated close to Rotherham Town Centre where there is local shops, restaurants, pubs, entertainment complex and leisure centre. Clifton Park is also a short walk away. Transport links are ideal for commuters being close to the motorway and also bus routes right outside the door. Also benefiting from a garage.

FREEHOLD
COUNCIL TAX BAND A

Entrance Hallway

External door into the hallway. Doors into the kitchen, lounge, bathroom and bedroom. Two built in storage cupboards.

Kitchen

Wall and base units with space for washing machine, fridge freezer, oven, sink with drainer. Rear facing window.

Lounge

Rear facing window. Space for a lounge suite and dining table.

Bathroom

Front facing window. WC, sink, bath with shower over.

Bedroom

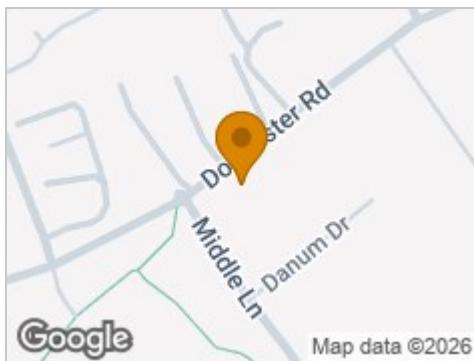
Space for a double bed and wardrobes. Front facing window.

Exterior

The communal hallway has a storage cupboard. There is a garage to the rear of the block.



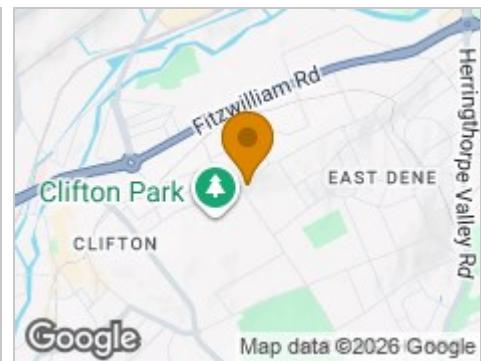
Road Map



Hybrid Map



Terrain Map



Floor Plan

Outbuilding
Approx. 11.4 sq. metres (122.6 sq. feet)



Floor Plan
Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

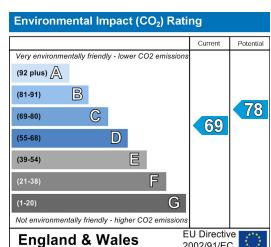
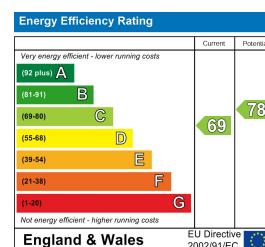
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Plan produced using PlanUp.

Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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