



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

#### Location:

The property is situated on Wheatcroft Road which is located between its junctions with Kilnhurst Road and Evelyn Street. Public transport links include Rotherham Central mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A630 and M1 motorway. Shopping amenities can be found locally within Parkgate Retail Park, with an extensive range of shops, bars and restaurants being found in Rotherham Town Centre and Meadowhall Shopping Centre. Recreational pursuits can be found locally at the open spaces of Rawmarsh Ashwood Park and the nearby Dearne Valley Country Park

#### Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Two bedrooms, bathroom/WC

Ground floor: Two reception rooms, kitchen, hallway

Cellar

Outside: Rear garden

Gross Internal Area GIA (Source: EPC) approximately 114 sq m (1,228 sq ft)

#### EPC rating: D

#### Council Tax Band: A

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

