



**Main Street, Rawmarsh Rotherham S62 5QP**

**welcome to**

**Main Street, Rawmarsh Rotherham**

£115,000-£120,000 - FIRST STEP ON THE LADDER? - Offered to market is this two bedroom end terraced property offering well presented & spacious accommodation throughout making the ideal purchase for the FTB/investors alike...Being well placed to local amenities, transport links & schools...CALL NOW!



## **Lounge**

13' 1" into chimney breast recess x 14' 9" to maximum point ( 3.99m into chimney breast recess x 4.50m to maximum point )

Having a front facing double glazed window and door and a central heating radiator.

## **Kitchen**

13' 2" to maximum point x 12' 3" to maximum point ( 4.01m to maximum point x 3.73m to maximum point )

Fitted with wall and base units housing the integrated hob, the oven & the extractor fan, the fridge/freezer and the washing machine along with worktops housing the sink & drainer. Having a rear facing double glazed window and door, a central heating radiator and a door providing access to the cellar.

## **Bedroom One**

11' 3" to maximum point x 13' 3" to maximum point ( 3.43m to maximum point x 4.04m to maximum point )

Having a front facing double glazed window and a central heating radiator.

## **Bedroom Two**

12' 3" to maximum point x 8' 3" to maximum point ( 3.73m to maximum point x 2.51m to maximum point )

Having a rear facing double glazed window, a central heating radiator and a built in storage cupboard.

## **Bathroom**

Fitted with a bath, a hand wash basin and a W.C.

Having a rear facing double glazed obscured window and a central heating radiator.

## **Outside**

To the rear is an enclosed patio with outdoor storage.

## **Cellar**

The cellar has been plastered and fitted with electrics.



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## Main Street, Rawmarsh Rotherham

- Two bedroom end terraced property
- Spacious and well presented throughout
- Well placed to local amenities/transport links/schools
- Low maintenance rear patio
- CALL TO VIEW

Tenure: Freehold EPC Rating: D

guide price

**£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114680 - 0002

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