

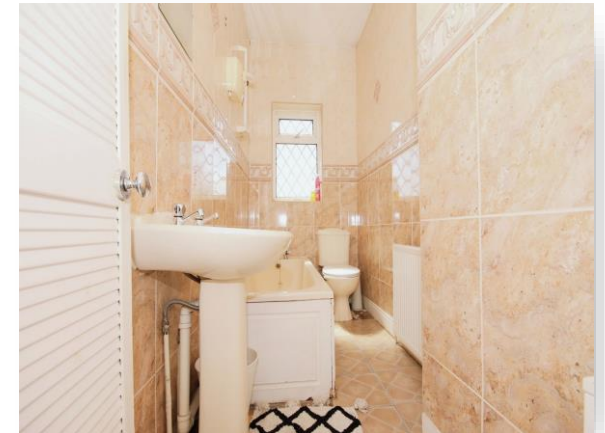


**Clifton Avenue, Rotherham S65 2QA**

**welcome to**

**Clifton Avenue, Rotherham**

£85,000 - FIRST STEP ON THE LADDER? - This two bedroom mid terraced is offered to market situated in this well established residential area. Making the ideal purchase for the FTB/investor alike. Boasting spacious accommodation throughout with park views from the rear garden...CALL TODAY!



### **Lounge**

11' 8" into chimney breast recess x 12' 1" to maximum point ( 3.56m into chimney breast recess x 3.68m to maximum point )

Having a front facing double glazed window and door, a radiator and an electric fire.

### **Kitchen**

11' 8" to maximum point x 14' 1" to maximum point ( 3.56m to maximum point x 4.29m to maximum point )

Fitted with wall and base units housing the integrated oven with worktops housing the sink & drainer. Having a rear facing double glazed window & door, a radiator and a door leading to the cellar.

### **Landing**

Providing access to the loft.

### **Bedroom One**

11' 8" into chimney breast recess x 11' 11" to maximum point ( 3.56m into chimney breast recess x 3.63m to maximum point )

Having a front facing double glazed window, a radiator and a built in storage cupboard.

### **Bedroom Two**

14' 1" to maximum point x 7' to maximum point ( 4.29m to maximum point x 2.13m to maximum point )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

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

Having a rear facing double glaze obscured window and a radiator.

### **Outside**

To the rear is a lawned garden with a patio area & park views.



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welcome to

## Clifton Avenue, Rotherham

- Two bedroom mid terraced property
- Spacious accommodation throughout
- Ideal purchase for the FTB/investors alike
- Rear garden with views overlooking the park
- CALL TO VIEW!!!

Tenure: Freehold EPC Rating: E

# £85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115006 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**