



Spalton Road, Parkgate Rotherham S62 6AF

welcome to
Spalton Road, Parkgate
Rotherham

- Two bedroom mid terraced property
- Well presented and spacious accommodation throughout
- Well placed to local amenities & transport links
- Excellent purchase ofr the FTB/investors alike
- Delightful rear garden & patio

Tenure: Freehold EPC Rating: D

£100,000

Lounge

13' 7" into chimney breast recess x 12' (4.14m into chimney breast recess x 3.66m)
Having a front facing double glazed window and door, a radiator and an electric fire.

Kitchen / Diner

13' x 13' 11" (3.96m x 4.24m)
Fitted with wall and base units along with a kitchen island with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge/freezer and a washing machine. Having rear facing patio doors leading to the garden and a door to the cellar.

Bedroom One

12' x 13' 5" into chimney breast recess (3.66m x 4.09m into chimney breast recess)
Having a front facing double glazed window and a radiator.

Bedroom Two

11' 8" x 13' 9" (3.56m x 4.19m)
Having a rear double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed window and a heated towel rail.

Outside

To the rear is a well presented lawned garden and a patio area enclosed with

fencing.



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Property Ref:
RTF115173 - 0003

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