



**Netherfield Lane, Parkgate Rotherham S62 6AX**



**welcome to**

**Netherfield Lane, Parkgate Rotherham**

£85,000 - A STAR BUY! INVESTORS ONLY! This deceptively spacious mid terraced is offered to market boasting three bedrooms including attic room and a good sized rear. Being well placed to local amenities & transport links. CALL NOW!



### **Lounge**

12' 9" into breast x 13' 4" to max point ( 3.89m into breast x 4.06m to max point )

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

### **Dining Room**

12' 9" into stairs x 12' 2" to max point ( 3.89m into stairs x 3.71m to max point )

Having a rear facing double glazed window and a radiator.

### **Kitchen**

8' 5" into recess x 10' 3" into recess ( 2.57m into recess x 3.12m into recess )

Fitted with wall and base units, a side facing double glazed door, a rear facing double glazed window and a radiator.

### **Landing**

Fitted with a radiator.

### **Bedroom One**

13' 4" to max point x 12' 9" into breast ( 4.06m to max point x 3.89m into breast )

Having a front facing double glazed window, a radiator and the boiler.

### **Bedroom Two**

10' 2" to max point x 11' 4" into recess ( 3.10m to max point x 3.45m into recess )

Having a rear facing double glazed window, a radiator and a storage cupboard.

### **Bedroom Three**

11' 6" to max point x 10' 1" into recess ( 3.51m to max point x 3.07m into recess )

Being at a sloped head height and having a front facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath and a shower, a hand wash basin and a W.C. Having a rear facing double glazed obscured window and a radiator.

### **Outside**

To the rear is a patio area with decking.



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## **Netherfield Lane, Parkgate Rotherham**

- Three bedroom mid terraced property
- Good sized throughout
- Well placed to local amenities/transport links
- Close to Parkgate Retail World
- Tenant in situ

Tenure: Freehold EPC Rating: E

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115199 - 0003

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