



**Ewers Road, Rotherham S61 1EY**



**welcome to**

**Ewers Road, Rotherham**

£120,000 - JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this beautiful two bedroom mid terraced property boasting spacious accommodation throughout making the ideal purchase for the FTB/small family. Being well placed to local amenities & transport links...CALL NOW TO ARRANGE A VIEWING!



### **Lounge**

12' 4" x 11' 9" ( 3.76m x 3.58m )

Having a front facing double glazed window, a radiator and a gas fire.

### **Dining Room**

12' 3" x 12' 4" ( 3.73m x 3.76m )

Having a rear facing double glazed window and a radiator.

### **Kitchen**

11' 9" x 14' 8" into recess ( 3.58m x 4.47m into recess )

Fitted with wall and base units housing the integrated dishwasher & washing machine with coordinating kitchen island housing the sink. There is also space for a freestanding fridge/freezer. Having rear facing double glazed French doors, a radiator and spotlights.

### **Bedroom One**

11' 10" x 12' 3" into breast recess ( 3.61m x 3.73m into breast recess )

Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

9' 6" x 11' 7" ( 2.90m x 3.53m )

Having a rear facing double glazed window, a radiator and walk in wardrobes.

### **Bathroom**

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

### **Attic Space**

12' 2" into recess x 17' 10" into recess ( 3.71m into recess x 5.44m into recess )

Having a rear facing velux window.

### **Cellar**

7' 6" x 11' 2" ( 2.29m x 3.40m )

Currently used as an office space fitted with base units.

### **Outside**

To the rear of the property is an artificial lawn & a patio all enclosed with fencing.



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## **Ewers Road, Rotherham**

- Two bedroom mid terraced with attic room & cellar
- Spacious and well presented accommodation throughout
- Ideal purchase for the FTB/small family
- Well placed to local amenities & transport links
- CALL TO VIEW!!!

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115851 - 0002

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