



**Clifton Avenue, Rotherham S65 2PZ**

**welcome to**

**Clifton Avenue, Rotherham**

£130,000 - JUST BRING YOUR THINGS AND MOVE IN - This two bedroom mid terraced is offered to market making the ideal purchase for the FTB. Boasting spacious and well presented accommodation throughout with rear patio...CALL TODAY!!!



### **Entrance Hall**

Having a front facing double glazed door and window.

### **Lounge**

11' 6" into stairs x 19' 6" ( 3.51m into stairs x 5.94m )

Having a front facing double glazed window and door and two radiators.

### **Kitchen**

9' 2" x 11' 4" ( 2.79m x 3.45m )

Fitted with wall and base units housing the integrated hob, oven and extractor fan with worktops housing the sink & drainer. There is also space for a fridge/freezer and a washing machine. Having a rear facing double glazed window and door and a radiator.

### **Landing**

Having a storage cupboard, a radiator and access to the loft via hatch.

### **Bedroom One**

15' 5" x 8' 7" into breast ( 4.70m x 2.62m into breast )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

9' 9" x 10' 7" ( 2.97m x 3.23m )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

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

### **Outside**

To the rear of the property is a patio and a pebbled area.



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## **Clifton Avenue, Rotherham**

- Two bedroom mid terraced property
- Spacious and well presented throughout
- Ideal purchase for FTB
- Well placed to local amenities
- Rear patio

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116136 - 0002

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