



**Rother Terrace, Canklow Rotherham S60 2UY**

**welcome to**

**Rother Terrace, Canklow Rotherham**

£120,000 - JUST STARTING OUT! Offered to the market is this two bedroom end terraced makingn the ideal purchase for the FTB. Benefiting from off road parking and rear garden this property should be on your viewing list. CALL US TODAY!!



### **Lounge**

12' 8" into chimney breast recess x 12' ( 3.86m into chimney breast recess x 3.66m )

Having a front facing double glazed window and a radiator.

### **Kitchen**

15' 8" x 9' ( 4.78m x 2.74m )

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

### **Bedroom One**

11' 11" x 15' 9" ( 3.63m x 4.80m )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

11' 7" x 9' 1" ( 3.53m x 2.77m )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing window.

### **Outside**

To the front of the property is a lawned garden & a drive providing off road parking.

To the rear is a lawned garden.



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## **Rother Terrace, Canklow Rotherham**

- Two bedroom end terraced property
- Well presented throughout
- Ideal purchase for the FTB
- Off road parking
- Rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115309 - 0002

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