



Claypit Lane, Rawmarsh Rotherham S62 5DZ

welcome to

Claypit Lane, Rawmarsh Rotherham

GUIDE PRICE £110,000-£120,000 - FIRST STEP ON THE LADDER? - Situated in this popular location, close to local amenities, parks & transport links - this two bedroom terraced house would be the perfect home to either nest or invest in. Boasting a good sized rear patio...THIS MUST BE VIEWED!



Lounge

10' 9" x 11' 3" into breast recess (3.28m x 3.43m into breast recess)

Having a front facing double glazed window & door and a radiator.

Kitchen

11' 2" into breast recess x 11' 3" (3.40m into breast recess x 3.43m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window & door, a door to the cellar and combi boiler.

Landing

Fitted with a radiator.

Bedroom One

11' x 11' 1" into breast recess (3.35m x 3.38m into breast recess)

Having a front facing double glazed window and a radiator.

Bedroom Two

5' 4" x 11' 3" (1.63m x 3.43m)

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

Bathroom

Fitted with a bath, a hand wash basin & a WC.

Having a rear facing double glazed window, a radiator and spotlights.

Outside

To the rear of the property is a good sized patio with pebbled/concrete area all enclosed with fencing. Also benefiting from an outdoor storage building.



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welcome to

Claypit Lane, Rawmarsh Rotherham

- Two bedroom mid terraced property
- Perfect starter home/investment purchase
- Well placed to local amenities & transport links
- Good sized rear patio
- CALL TO VIEW

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£110,000-£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF116330 - 0003

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