



**Ewers Road, Rotherham S61 1EY**

**welcome to**

**Ewers Road, Rotherham**

£125,000 - JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this beautiful two bedroom end 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

15' 5" into bay window x 12' 5" into chimney breast recess  
( 4.70m into bay window x 3.78m into chimney breast  
recess )

Having a front facing double glazed bay window, a  
radiator and spotlights.

## Dining Room

12' 1" x 12' 6" ( 3.68m x 3.81m )

Having a rear facing double glazed window and a  
radiator.

## Kitchen

11' 2" x 10' 7" ( 3.40m x 3.23m )

Fitted with wall and base units with worktops  
housing the sink & drainer. There is also space for  
two utilities. Having a rear facing double glazed  
window & door, a radiator and spotlights.

## Bedroom One

12' 4" into chimney breast recess x 11' 8" ( 3.76m into  
chimney breast recess x 3.56m )

Having two front facing double glazed windows and  
a radiator.

## Bedroom Two

12' 6" into recess x 12' 8" into recess ( 3.81m into recess x  
3.86m into recess )

Having a rear facing double glazed window and a  
radiator.

## Bathroom

Fitted with a corner bath & separate shower cubicle,  
a hand wash basin and a WC. Having a rear facing  
double glazed window, a radiator and spotlights.

## Outside

To the rear of the property is an artificial lawned  
garden with a pebbled area.



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## **Ewers Road, Rotherham**

- Two bedroom end terraced property
- Spacious & beautifully presented accommodation throughout
- Ideal purchase for the FTB/small family
- Well placed to local amenities & transport links
- Low maintenance rear garden

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 2.00

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.

offers in excess of

**£125 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116470 - 0006

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