



**Russell Street, Rotherham S65 1RN**

**welcome to**

**Russell Street, Rotherham**

£100,000 - NEST OR INVEST - Offered to market is this two bedroom mid terraced property making the ideal purchase for the FTB/investors alike ready to put your own stamp on it. Being well placed to local amenities & transport links. CALL TO ARRANGE A VIEWING!!!



## **Entrance Hall**

### **Lounge**

10' 7" max x 11' 8" Into breast ( 3.23m max x 3.56m Into breast )

The lounge includes a front facing double glazed window and a radiator.

## **Dining Room**

11' 7" into recess x 13' 1" max ( 3.53m into recess x 3.99m max )

The dining room includes a rear facing double glazed window as well as a storage cupboard and a radiator.

## **Kitchen**

10' 5" max x 6' 9" max ( 3.17m max x 2.06m max )

The kitchen consists of a side facing double glazed window as well as wall and base units, a sink and drainer, fitted oven, hob and extractor with space for 2x utilities and a radiator.

## **Bedroom One**

11' 8" into recess x 10' 8" max ( 3.56m into recess x 3.25m max )

Bedroom one includes a front facing double glazed window and a radiator.

## **Bedroom Two**

13' 1" max x 11' 8" into recess ( 3.99m max x 3.56m into recess )

Bedroom two includes a rear facing double glazed window, two storage cupboards and a radiator.

## **Bathroom**

The bathroom has a side facing double glazed window and consists of a shower over bath as well as a WC and wash hand basin and a heated towel rail.

## **Ourtside**

To the rear of the property is a low maintenance patio area.



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## **Russell Street, Rotherham**

- Two bedroom mid terraced property
- Two reception rooms
- Well placed to local amenities, transport links & Rotherham Town Centre
- Ideal purchase for the FTB/investors alike
- Rear patio

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1.73

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1913. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £100.000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116587 - 0009

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