



**Badsley Moor Lane, Rotherham S65 2PS**

**welcome to**

**Badsley Moor Lane, Rotherham**

£110,000 - TAKE YOUR FIRST STEPS - This two bedroom end terraced property in close proximity to Rotherham Town Centre offers an ideal opportunity for a FTB or investor alike. Being well placed to local amenities & transport links. CALL NOW TO VIEW!!!



### **Entrance Porch**

Having a front facing double glazed door.

### **Lounge**

11' 8" x 11' 11" ( 3.56m x 3.63m )

Having a front facing double glazed bay window and a central heating radiator.

### **Kitchen**

12' 2" to maximum point x 11' 10" to maximum point ( 3.71m to maximum point x 3.61m to maximum point )

Fitted with wall and base units housing the integrated hob, double oven & the extractor fan the microwave & fridge//freezer. Having a side facing double glazed window, a central heating radiator and a door leading to the cellar.

### **Utility Room**

Having a rear facing door leading into the rear porch, a central heating radiator and space & plumbing for a washing machine.

### **Bedroom One**

11' 6" into chimney breast recess x 11' 6" plus recess ( 3.51m into chimney breast recess x 3.51m plus recess )

Having a front facing double glazed window, a central heating radiator and built in storage.

### **Bedroom Two**

12' 2" to maximum point x 11' 6" to maximum point ( 3.71m to maximum point x 3.51m to maximum point )

Having a side facing double glazed window and a central heating radiator. Also providing access to the bathroom.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a W.C. Also benefiting from built in storage.

### **Outside**

To the rear is an enclosed yard.



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welcome to

## Badsley Moor Lane, Rotherham

- Two bedroom end terraced property
- Spacious accommodation throughout
- Well placed to local amenities/transport links & Rotherham Town Centre
- Rear yard
- VIEW NOW!

Tenure: Freehold EPC Rating: D

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114361 - 0002

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