

FOR SALE



Hollowgate Ave, Wath Upon Dearne
Offers Over £80,000

MARTIN&CO



Hollowgate Ave, Wath Upon Dearne

3 Bedrooms, 1 Bathroom

Offers Over £80,000

- Great Investment Potential
- Tenant in situ
- 3 bedroom terrace
- Great Location
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With great Investment Potential, offered for sale is this Three bedroom terrace with tenant in situ.

Hidden away on a quiet side road this three bedroom property lends itself perfectly to the single occupier, couple or a small family. Located in Wath Upon Dearne, the property has all the amenities on its doorstep with the added benefits of being on bus routes into town and having fantastic access to major road links. Well presented with a sharp finish an internal viewing is strongly advised.

Briefly the property downstairs comprises of a generous family living room to the front with laminate floor covering. To the rear of the property is a dining room. This leads into the separate kitchen with wall and base units offering ample storage, complete with a washing machine and free standing oven and hob.

Upstairs the master bedroom is to the front of the property, large enough for a king-sized bed and bedroom furniture. The second bedroom is a good sized single. The attic has been converted to accommodate a double bed and bedroom furniture. The family bathroom has a three piece white suite, tiled walls and vinyl tiled flooring.



Externally this property has a low maintenance fully enclosed rear yard. Parking is on street.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	



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