



## 53 Oliver Street

, MEXBOROUGH, S64 9NW

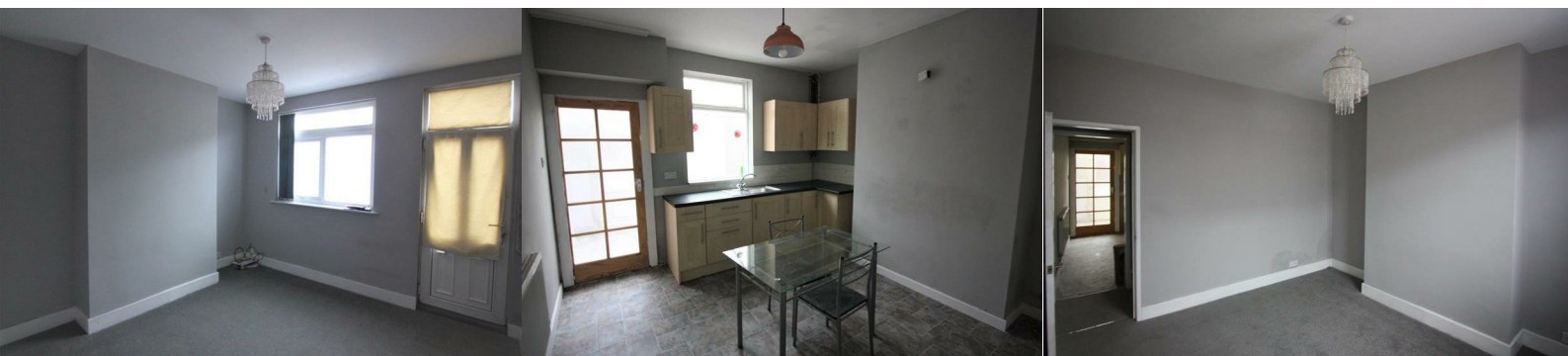
£65,000



Welcome to Oliver Street, Mexborough! This charming two bedroom mid-terrace house is a gem of an investment property waiting for the right owner to unlock its full potential.

With a rental of £500PCM this gives you over 9% yield.

To be sold with TENANT IN SITU



**Lounge 12'0" x 11'11" (3.65 x 3.62)**

12' x 11' 11" (3.65m x 3.62m) Front facing room with one UPVC window and door and one central heating radiator.

**Kitchen / Diner**

Having wall and base units, sink unit, space for cooker. Window and door leads to utility space and further door leads to the cellar.

**Utility space 12'1" x 5'3" (3.68 x 1.60)**

12' 1" x 5' 3" (3.68m x 1.60m) Having plumbing for automatic washing machine wall mounted boiler and W.C. Door leads to the garden

**Bedroom One 12'1" x 12'0" (3.69 x 3.66)**

12' 1" x 12' (3.69m x 3.66m) Master bedroom with one UPVC window and one central heating radiator. Fitted lift.

**Bedroom Two 12'3" x 5'9" (3.74 x 1.76)**

12' 3" x 5' 9" (3.74m x 1.76m) Single bedroom with one UPVC window to the rear and one central heating radiator.

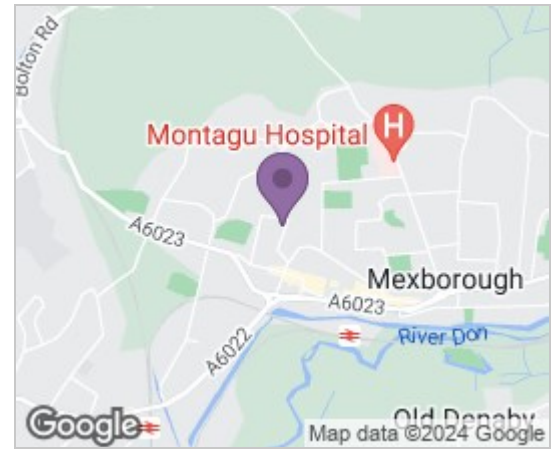
**Wetroom**

Having electric shower, W.C and handwash basin. One UPVC window to the rear elevation and central heating radiator.

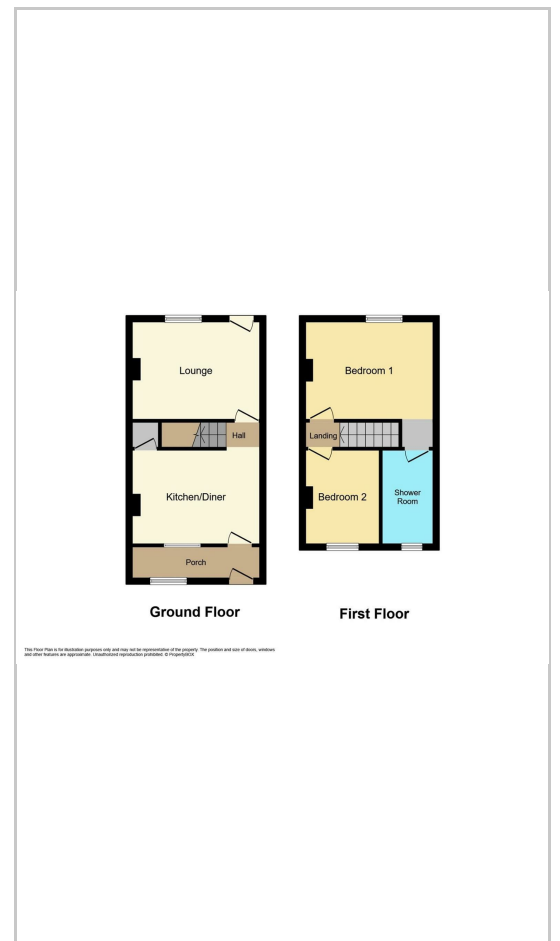
**Garden**

Enclosed garden to the rear

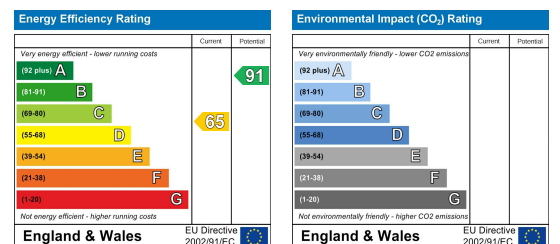
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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