



## 31 Hartington Road

, Rotherham, S61 1DB

£65,000



**INVESTOR OR FIRST TIME BUYER ALERT!!!**

Be quick to snap up this great property, you can move straight into. Being just a short walk to shops, schools, Ferham Park and Rotherham Town Centre, and within easy reach of Meadowhall, Sheffield and M1 Motorway links. Great rental property for anyone looking to start/add to their portfolio with with the potential rental income of £575PCM. DONT MISS OUT CALL TODAY TO BOOK YOUR VIEWING!!



## GROUND FLOOR

Lounge

Kitchen/Diner

Utility Room

Downstairs Bathroom

## FIRST FLOOR

Master Bedroom

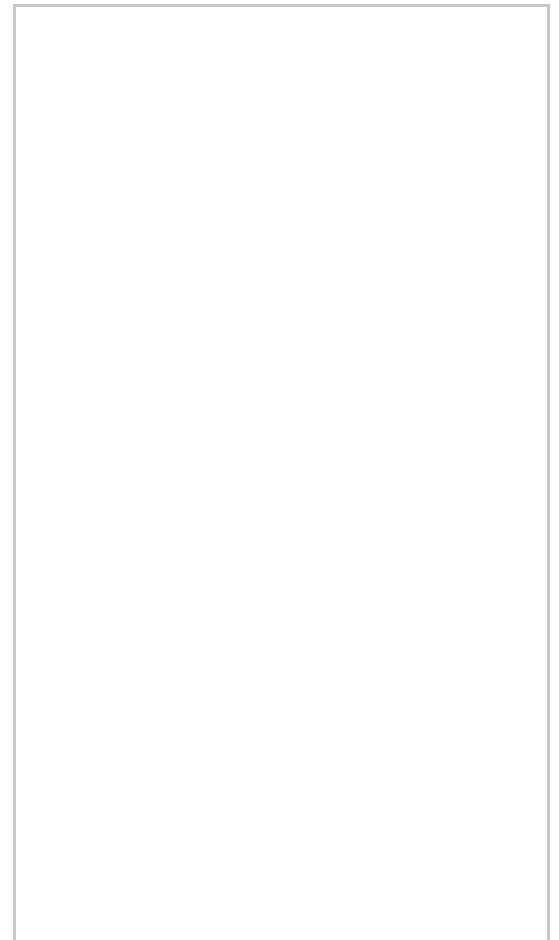
Bedroom Two

Outside

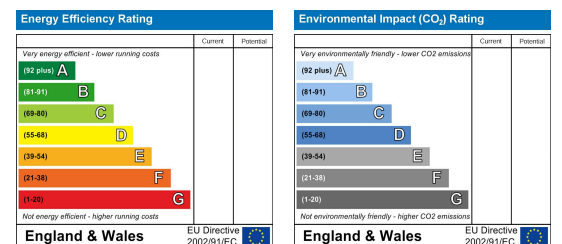
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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