## BEECROFT **ESTATES**



# 184 Wath Road

, Mexborough, S64 9RQ

Offers Around £85,000









#### NEST OR INVEST!!!

Offering ideal accommodation for the First Time Buyer or Property Investor is this three bedroom end terrace house. The property is ideally located close to local amenities & public transport links.

The property briefly comprises: Lounge, Dining Room, Cellar, Kitchen, Three 1st floor bedrooms and Bathroom, Rear enclosed yard area.

Rental potential £650pcm giving a good rental yield.





Lounge

**Dining Room** 

Kitchen

Landing

Master Bedroom

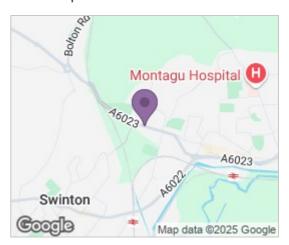
**Bedroom Two** 

**Bedroom Three** 

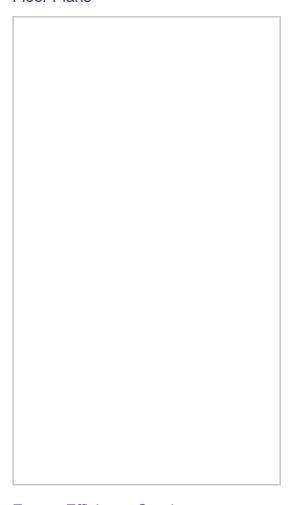
Bathroom

Exterior

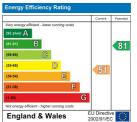
### Area Map

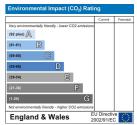


#### Floor Plans



## **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 firms employment has the authority to make or give any representation or warranty in respect of the property.