

**bartons**   
FOR YOUR NEXT MOVE...

Ryecroft Road, Rawmarsh



This three bedroom semi-detached offers affordable family sized accommodation in a popular residential location which has schools, public transport links and schools all close by. It is built of none standard construction so mortgagees may need a little help or advice from us, and in need of a little updating which is reflected within the price, the property comes with two spacious reception rooms, a galley style Kitchen which could be knocked through into the Dining Room creating a more modern open plan Kitchen Diner, three bedrooms, bathroom and separate WC. Externally it has off-street parking to the front and a privately enclosed rear Garden with patio seating to the house. Viewing by appointment ONLY. EPC to Follow

**£100,000**

[www.bartons-net.co.uk](http://www.bartons-net.co.uk)





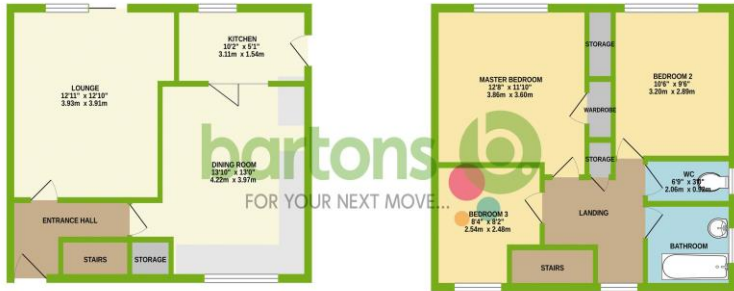
## ACCOMMODATION

- Three Bedroom Semi-Detached Family Home
- Non-Standard Construction - Mortgage Advice on Offer - PLEASE ASK
- In Need of a Little TLC, Reflected with the Price
- Lounge, Separate Dining Room, Fitted Kitchen
- Good Sized Bedrooms, Bathroom and WC
- Enclosed Rear Garden with Patio Seating
- EPC to Follow



GROUND FLOOR  
417 sq. ft. (38.8 sq.m.) approx.

1ST FLOOR  
431 sq. ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq. ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreage ©2014



**bartons**   
FOR YOUR NEXT MOVE...

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY

T: 01709 515740 E: info@bartons-net.co.uk