



Kilnhurst Road, Rawmarsh

Guide Price: £100,000 to £110,000



Guide Price: £100,000 to £110,000. Offered with NO ONWARD CHAIN! Nestled in a popular residential area, this characterful 2/3 Bedroom Mid-Terrace Home presents a fantastic opportunity for INVESTORS or FIRST TIME BUYERS seeking a property with potential. In need of some TLC, this home offers a blank canvas ready to be modernised and made your own. A cosy Lounge featuring wood-burning stove and classic parquet flooring leads into and a spacious Kitchen-Diner which is fitted with part underfloor heating and a convenient air conditioning unit, ideal for year-round comfort. Access to a useable cellar with lighting and power, offering excellent additional space for storage or a hobby area. The First Floor offers a DOUBLE Bedroom with ample Built in Storage, One single Bedroom and a Family Bathroom with 3 piece suite. A winder Staircase leads you to The Second Floor loft conversion (predating current regulations), which is currently used as a Third Bedroom but is a versatile space to suit your needs. Externally you will find an enclosed Garden to rear with shared gate access and a Paved Driveway to front with space for one Vehicle. ** Viewing Strongly Advised **

www.bartons-net.co.uk



ACCOMMODATION

- 2/3 Bedroom House Mid Terrace House with Loft Conversion (predating current regulations).
 - In need of some TLC
- Fantastic opportunity for INVESTORS or FIRST TIME BUYERS!
- Full of potential for personalisation
- Location handy for Shops, Bus Routes and Schools
- Useful Cellar with Light & Power
 - Low Maintenance Garden
 - Driveway for One Vehicle



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

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY
T: 01709 515740 E: info@bartons-net.co.uk

Important Notice These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Printed by Facefirst Ltd 01670 713330