



St. Johns Avenue, Masbrough Rotherham S60 1HZ

welcome to

St. Johns Avenue, Masbrough Rotherham

£60,000 - NEST OR INVEST - Offered to market is this two bedroom mid terraced property making the ideal purchase for the FTB/investors alike ready to put your own stamp on it. Being well placed to local amenities & transport links. CALL TO ARRANGE A VIEWING!!!



Lounge

12' 5" into chimney breast recess x 11' (3.78m into chimney breast recess x 3.35m)
Having a front facing window & door.

Kitchen

12' 4" x 11' 4" into chimney breast recess (3.76m x 3.45m into chimney breast recess)
Fitted with wall and base units with worktops housing the sink & drainer. Having a rear facing window & door.

Bedroom One

11' 1" x 12' 10" into chimney breast recess (3.38m x 3.91m into chimney breast recess)
Having a front facing window and a built in storage cupboard.

Bedroom Two

6' 7" x 12' 4" (2.01m x 3.76m)
Having a rear facing window and a built in storage cupboard.

Bathroom

Fitted with a bath, a hand wash basin and a WC.
Having a rear facing window.

Outside

To the rear of the property is a yard.



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St. Johns Avenue, Masbrough Rotherham

- Two bedroom mid terraced property
- Ideal purchase for the FTB/investors alike
- Well placed to local amenities & transport links
- Rear yard
- VIEW NOW!!!

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£60,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF115706 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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