



45 Park Grove

Bramley, Rotherham, S66 2RZ

Offers In The Region Of
£125,000



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Description

This two bedroom mid terrace property offers an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a promising addition to their portfolio.

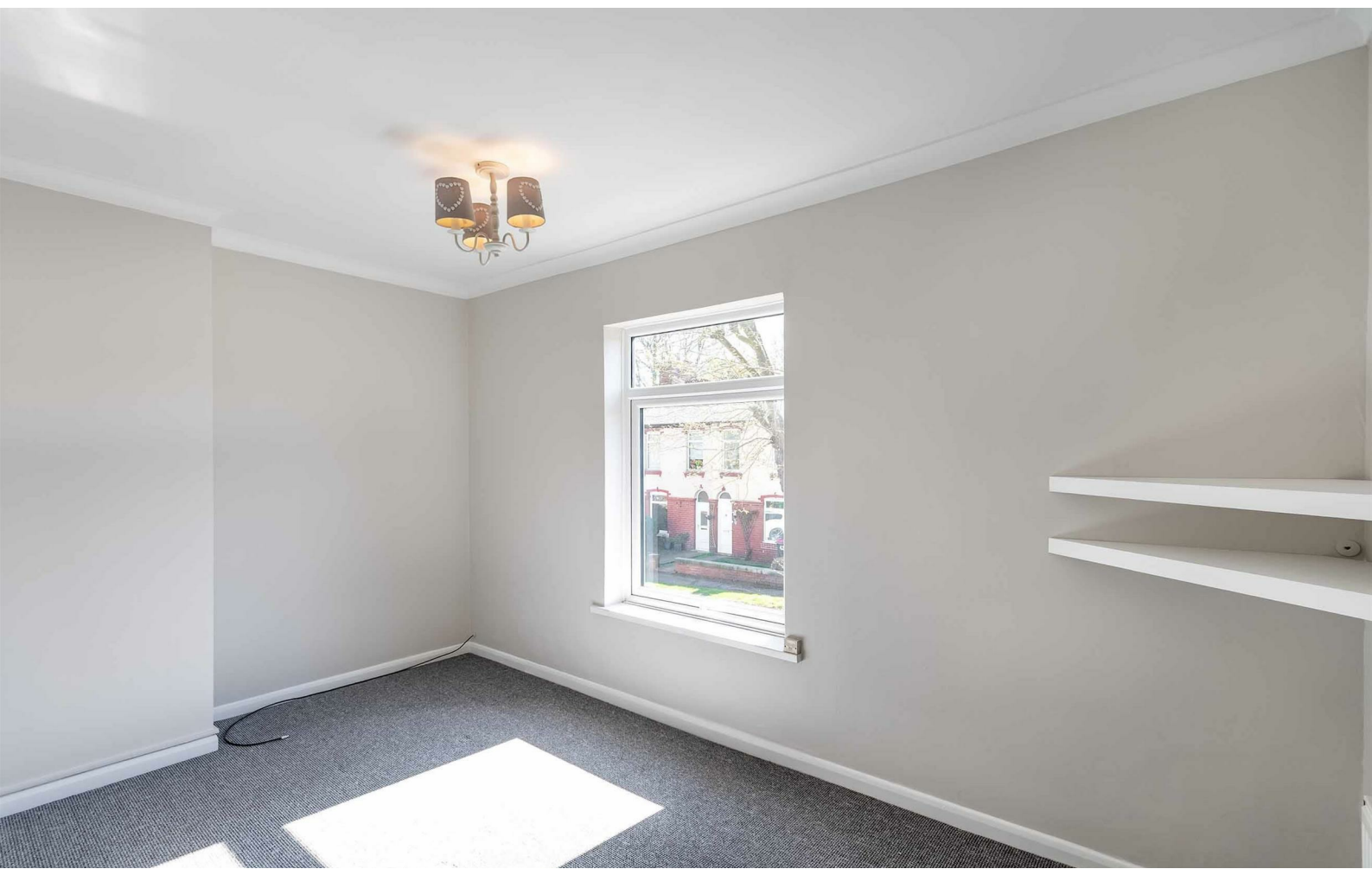
Upon entering the property, you are welcomed into an inviting living room, providing a comfortable and versatile space for relaxation and entertaining. The living area flows through to the adjoining kitchen, which offers good functionality.

Upstairs, the property comprises two bedrooms, suitable for a small family, guests, or a home office setup. A family bathroom completes the first floor accommodation.

Externally, the property benefits from a rear courtyard, offering a low maintenance outdoor space ideal for seating or light gardening.

With its practical layout, potential for your own stamp and appealing price point, this home represents a fantastic opportunity not to be missed.

- FIRST TIME BUYERS & INVESTORS
- NO UPWARD CHAIN
- ACCESS TO MAJOR MORTORWAY LINKS
- GAS CENTRAL HEATING
- TAX BAND A
- TWO BEDROOM MID TERRACE
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR COURTYARD
- FREEHOLD
- EARLY VIEWINGS ADVISED





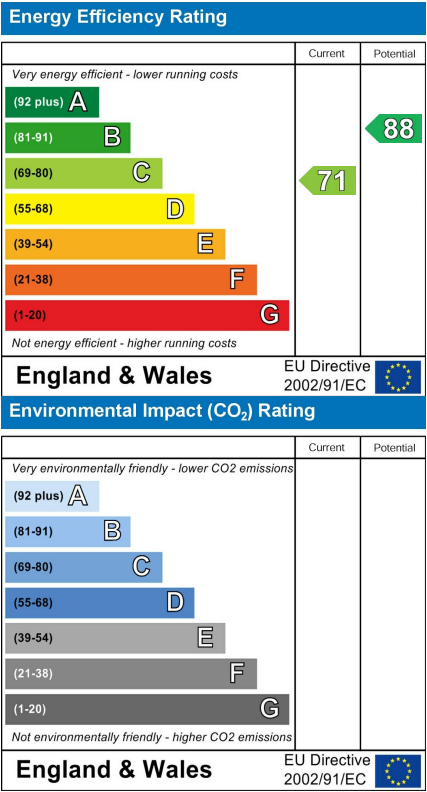
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

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