

Freehold

Asking Price: £85,000

Upper Clara Street, Rotherham,
South Yorkshire, S61



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ATTENTION FIRST TIMERS & INVESTORS! A TWO BEDROOM MIDDLE TERRACED PROPERTY IN A CONVENIENT LOCATION!

Take a look at this two bedroom middle terraced property that would suit first time buyers or investors. The home is perfectly placed to access a range of conveniences including the M1 motorway network and the Meadowhall shopping centre. The accommodation briefly comprises a lounge, fitted kitchen, lobby and a ground floor bathroom. To the first floor is a landing and two bedrooms. Outside there is an enclosed garden to the rear. Viewing is recommended! Call Lincoln Ralph today to avoid disappointment!

Lounge 3.66 x 3.63. The focal point of the room is the fire surround with hearth and back incorporating an electric fire. There is a front facing UPVC double glazed window, front facing UPVC entrance door and a radiator. A doorway opens to the kitchen.

Kitchen 3.63 x 2.76. Fitted with a range of wall mounted and base level units in a white high gloss finish with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring electric hob with extractor hood over, tiling to splashback height, rear facing UPVC double glazed window and a radiator. Stairs rise to the first floor landing and a door opens to the rear lobby.

Rear Lobby Having space for a fridge freezer and a UPVC double glazed entrance door gives access to the rear garden. A door opens to the bathroom.

Bathroom 2.38 x 2.05. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to splashback height, side facing UPVC double glazed window, storage cupboard and a radiator.

Landing Doors open to the bedrooms.

Bedroom 1 3.64 x 3.61. Having coving to the ceiling, front facing UPVC double glazed window and a radiator.

Bedroom 2 2.77 x 2.74. A cupboard houses the central heating boiler. There is a rear facing UPVC double glazed window and a radiator.

Outside To the rear is an enclosed garden that comprises a small flagged yard combined with an artificial lawn providing a low maintenance space.

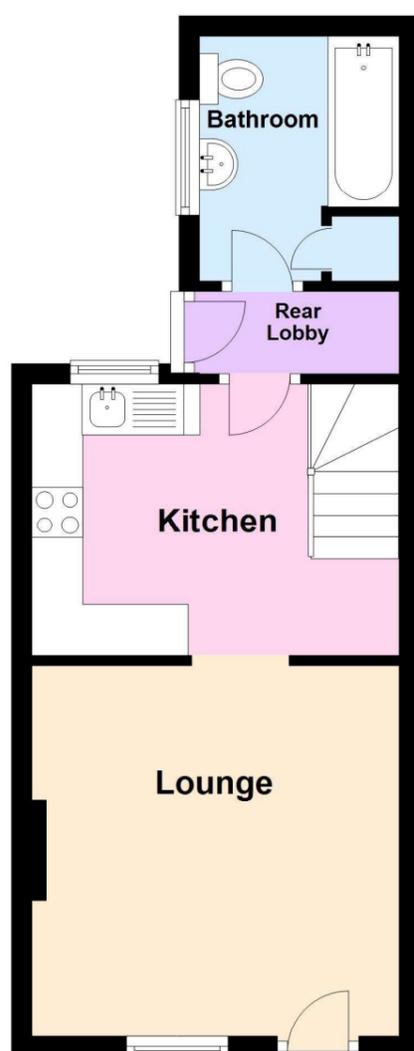


- Two bedroom middle terrace
- Gas heating to radiators
- UPVC double glazing
- Convenient location
- Well placed for M1 motorway and Meadowhall
- Ideally suiting first timers & investors
- Viewing is recommended!
- Call Lincoln Ralph today!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 53.6 sq. metres (577.0 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.