



265 Fitzwilliam Road, Rotherham, S65 1NA

**Offers In The Region Of £120,000**

\*\*\*FOR SALE WITH SITTING TENANT\*\*\*

MERRYWEATHERS offer to the market this two bedroom semi detached property in Eastwood Rotherham, Sold with a tenant in situ. The property briefly comprises of a Lounge, Kitchen with dining space, two bedrooms, family bathroom and gardens to front and rear with off-road parking.

Call Merryweathers Rotherham to arrange your viewing on 01709 375591



### **Lounge 12'2" x 11'11" (3.73 x 3.65)**



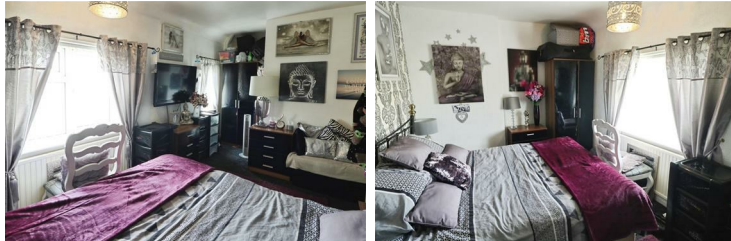
With a front facing UPVC window, central heating radiator and handy built in storage cupboard beneath the stairs.

### **Kitchen 16'10" x 7'9" (5.15 x 2.37)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and wall mounted boiler.

### **Bedroom One 9'1" x 13'6" (2.78 x 4.13)**



With two front facing UPVC windows and central heating radiator, the room is of double size.

### **Bedroom Two 11'0" x 9'2" (3.36 x 2.80)**



With a rear facing UPVC window, central heating radiator and built in storage cupboard.

### **Bathroom 5'6" x 7'4" (1.69 x 2.26)**



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **Front Elevation**



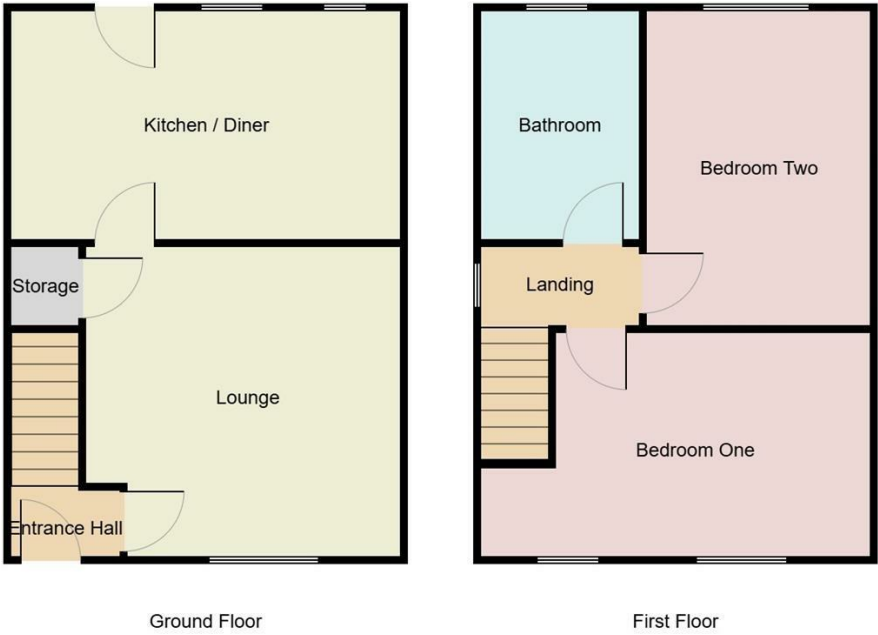
To the front of the property is a laid to lawn garden with driveway providing off road parking for one vehicle.

### **Rear Elevation**



To the rear of the property is a laid to lawn garden with outside storage.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

