



**Rosebery Street, Ferham Rotherham S61 1DX**

**welcome to**

**Rosebery Street, Ferham Rotherham**

GUIDE PRICE £70,000 - £75,000- NEST OR INVEST! Being conveniently placed for local amenities, Rotherham Town Centre & transport links - this two bedroom end terraced is offered to market boasting spacious accommodation throughout & a low maintenance rear yard...CALL TO VIEW!!!



### **Lounge**

11' 4" x 10' 2" ( 3.45m x 3.10m )

Having a front facing window & door & a radiator.

### **Kitchen**

11' 4" x 11' 4" ( 3.45m x 3.45m )

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is space for a fridge/freezer & a washing machine. Having a rear facing window.

### **Utility / Porch**

6' 8" x 5' 4" ( 2.03m x 1.63m )

Having a side facing window & door.

### **Bedroom One**

11' 7" x 10' 2" ( 3.53m x 3.10m )

Having a front facing window & a radiator.

### **Bedroom Two**

11' 4" x 5' 6" ( 3.45m x 1.68m )

Having a rear facing window & a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing window.

### **Outside**

To the rear of the property is a low maintenance yard.



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welcome to

## Rosebery Street, Ferham Rotherham

- Two bedroom end terraced property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investors alike
- Low maintenance rear yard

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116772 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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