merryweathers
Est. 1832









35 Oxford Street, Rotherham, S65 2DR

Offers Around £160,000

Ideal property for investors is this 2 bedroomed semi detached property in need of some refurbishment. Comprising of kitchen, lounge, dining room, cellar, first floor two bedrooms and bathroom. Attic.
The property is a two bedroom however several similar properties on the road have had a loft conversion to create a three bedroom which could be considered as an option.

The property is located close to Rotherham Town Centre and the main road networks which include the M1 motorway, the area has plenty of local amenities within walking distance and Meadowhall Shopping Centre is a short drive away, the property also has lots of outside space to enjoy with Clifton Park and Herringthorpe Playing Fields both being close by. NO VENDOR CHAIN.

Entrance

Side UPVC double glazed entrance door opens to side lobby with doors leading to lounge and dining room. Stairs rise to first floor

Lounge



Front UPVC double glazed box window, gas central heating radiator. Fireplace with fire surround.

Dining Room 12'9" x 8'3" (3.89 x 2.54)



With two UPVC double glazed windows to side and rear. Gas central heating radiator. Door opens to cellar and opening to kitchen

Kitchen 12'7" x 8'3" (3.85m x 2.54m)



With wall and base units, work surfaces. Rear UPVC double glazed window, partial tiling. Side UPVC double glazed door.

First Floor

Stairs rise to first floor. Landing with loft access and doors leading to both bedrooms.

Bedroom One 12'0" x 11'6" (3.66m x 3.51m)



Front bedroom with front UPVC double glazed window and gas central heating radiator. Cupboard.

Bedroom Two 12'2" x 12'1" (3.72m x 3.70m)



With rear UPVC double glazed window, gas central heating radiator. Built in cupboards. Stairs rise to attic. Door opens to bathroom

Bathroom 8'8" x 7'4" (2.66 x 2.25m)



With white suite comprising of bath with shower over, vanity unit housing sink and low flush W.C Partial tiling. Rear UPVC double glazed window and gas central heating radiator.

Attic 11'7" x 9'2" (3.55 x 2.81)



Stairs from bedroom two to attic with side UPVC double glazed window.

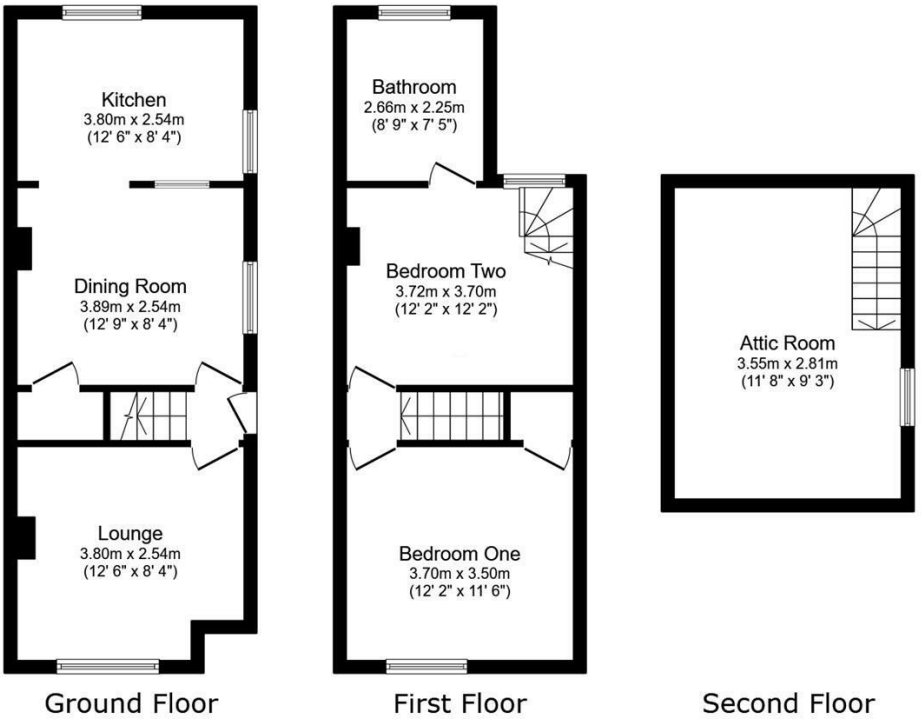
Outside





Front dirveway, small front garden. Gated access to rear. Rear garden with paving, patio area and lawned garden with fencing borders.

Floor Plan



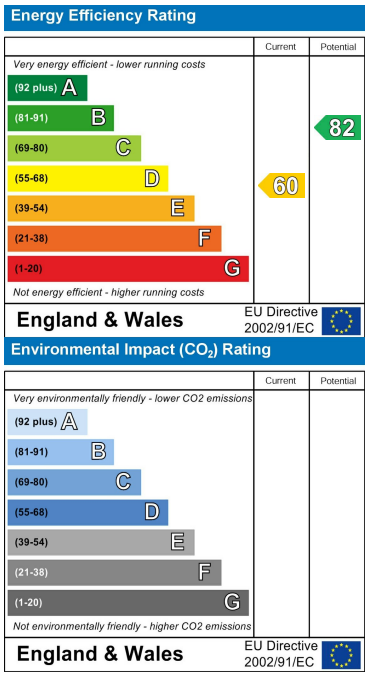
Total floor area: 92.4 sq.m. (995 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

naea | propertymark PROTECTED

The Property Ombudsman

mw Est. 1832