



54 Elm Grove, Munsbrough, Rotherham, S61 4QD

**Asking Price £65,000**

We are pleased to present this well maintained second floor flat situated in Munsbrough, the property benefits from good room sizes throughout and two double bedrooms. The property is close to all local facilities and amenities. Property is offered with NO CHAIN.



### Entrance Hall

Door into hallway, having a storage cupboard.

### Lounge



Having a window and a radiator.

### Dining Kitchen



Having a range of wall and base units incorporating a sink unit, space for washing machines and fridge freezers, wall mounted boiler, laminate flooring.

### Shower Room



Having a shower room with cubicle and hand wash basin with vanity unit beneath, heated towel rail and laminate flooring.

### Separate WC

Having a hand wash basin and low flush w.c.

### Bedroom One



Having a window and a radiator.

### Bedroom Two



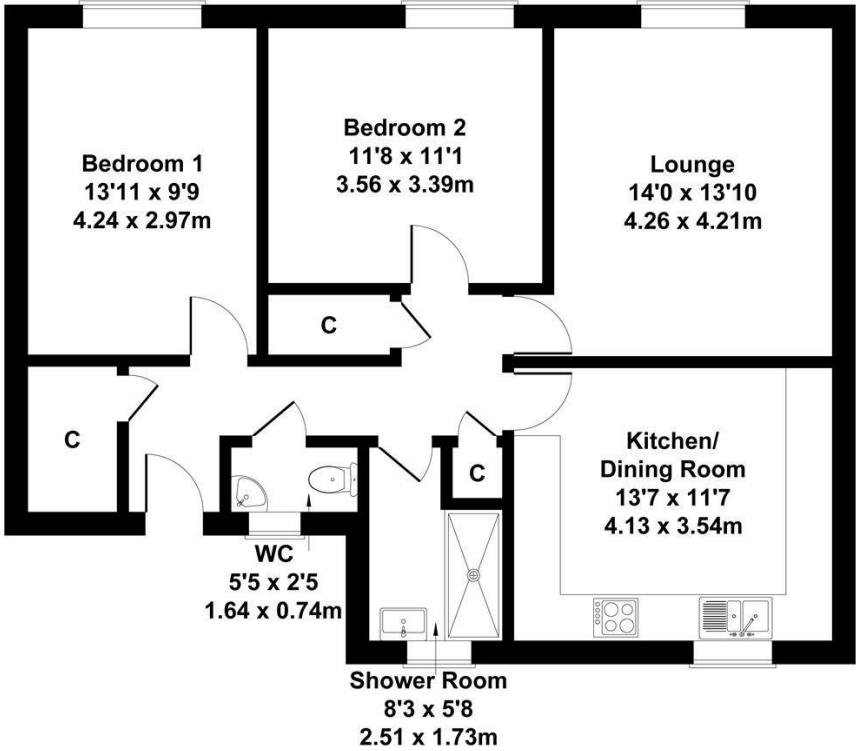
Having a radiator and window.

### Material Information

Floor Plan

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Approximate Gross Internal Area  
818 sq ft - 76 sq m

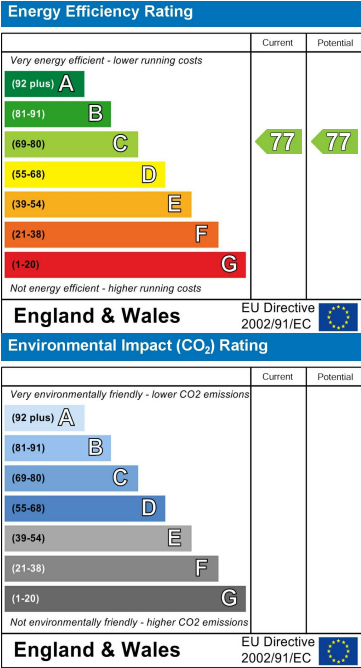


Floor plans are for identification purposes only. All measurements are approximate.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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