merryweathers
Est. 1832

265 Fitzwilliam Road, Rotherham, S65 1NA

Price Guide £125,000

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.

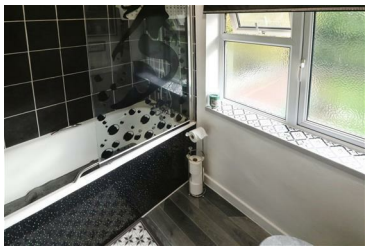
Bedroom One 9'1" x 13'6" (2.78 x 4.13)

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.

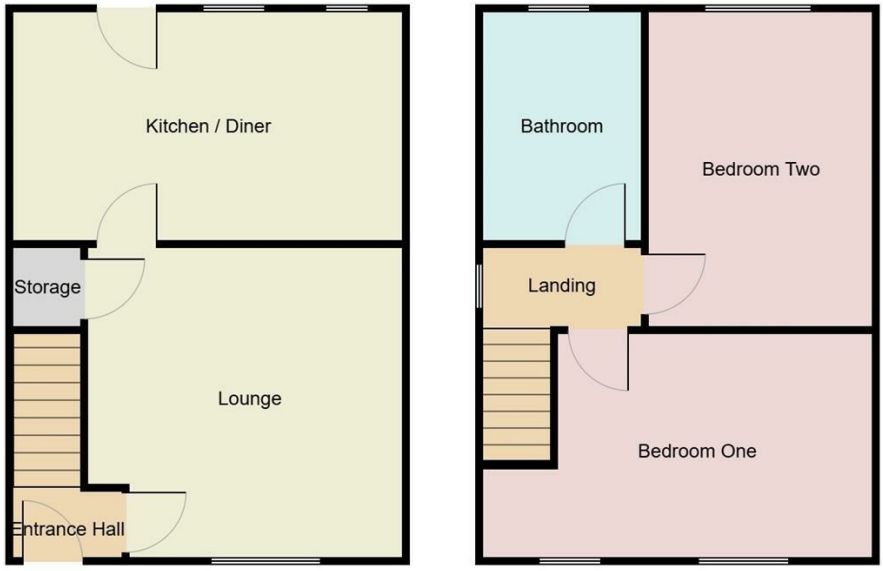
Front Elevation

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.

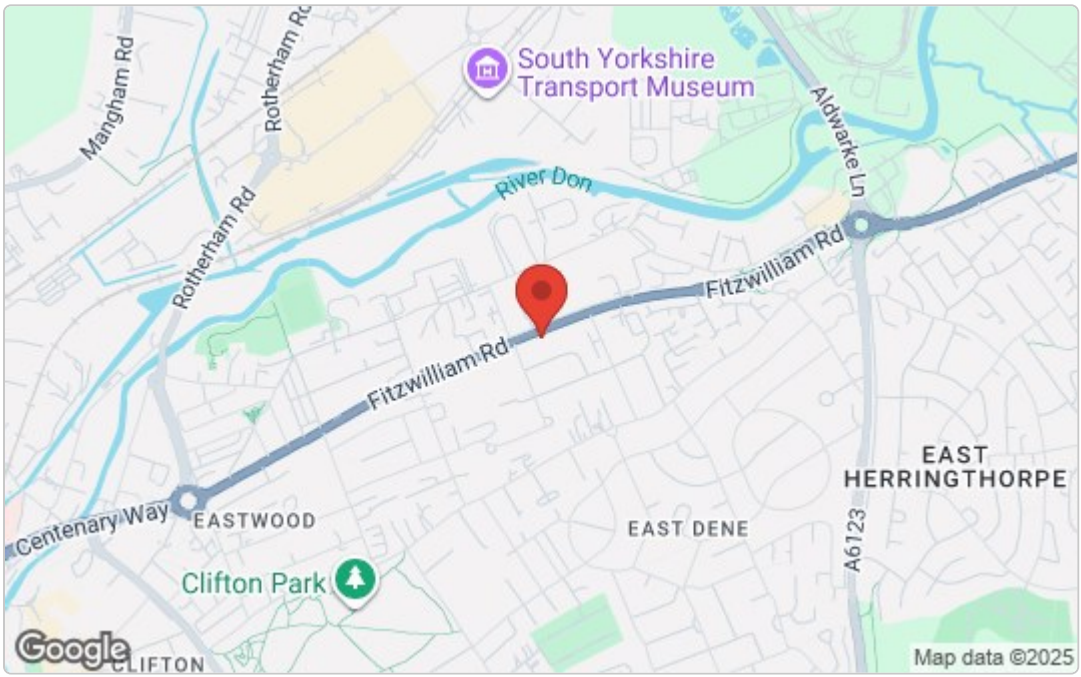
Floor Plan



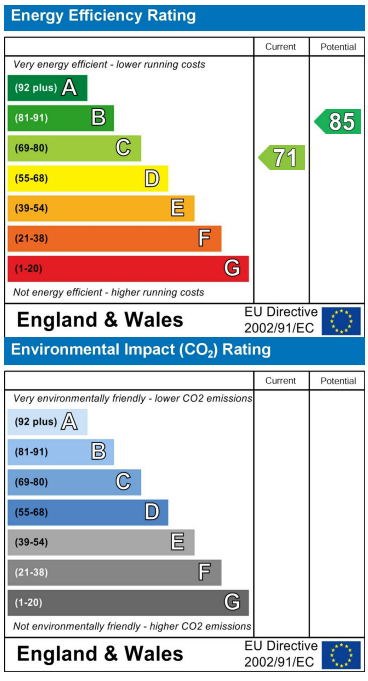
Ground Floor

First Floor

Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

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