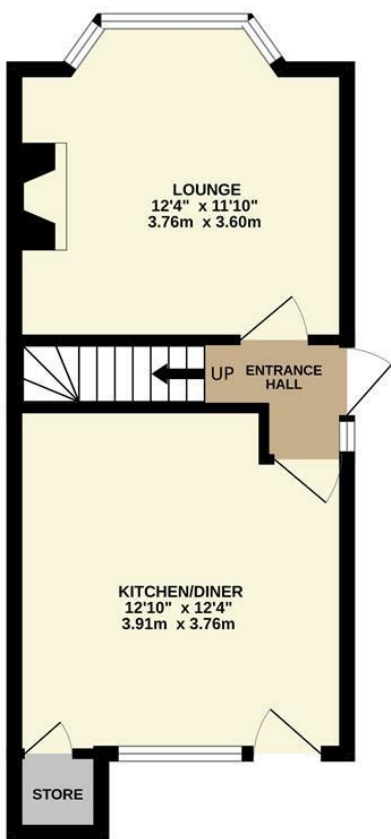
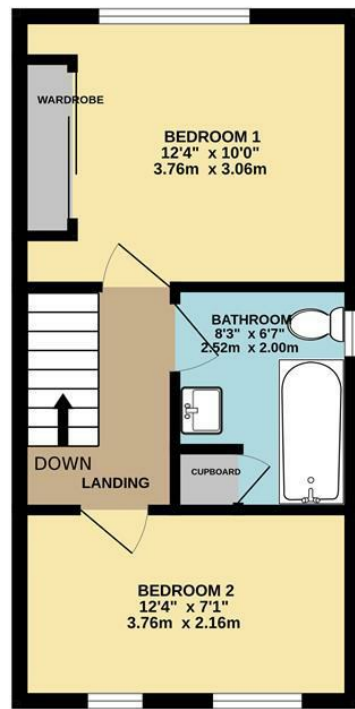


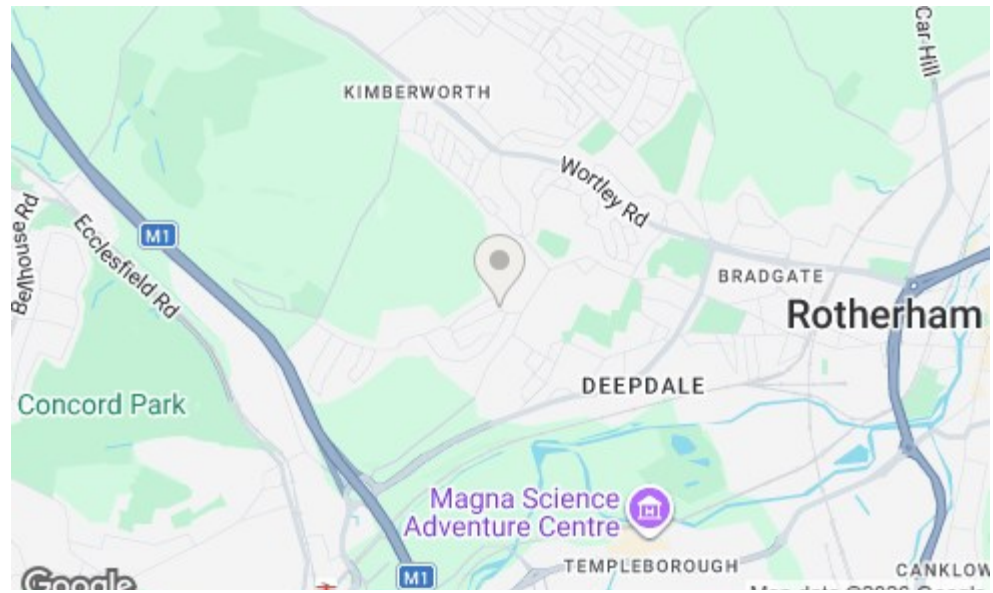
GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The relevant, modern and standard house plan has been tested and is accurate.



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**EADON
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ESTD 1840



19, Hill Top Lane, Rotherham, S61 2EQ

Offers In The Region Of £100,000

19 Hill Top Lane, Rotherham, S61 2EQ

Description

Situated in the ever-popular area of Kimberworth, this two bedroom semi-detached property presents an excellent opportunity for first time buyers, investors, or anyone looking to create a home tailored to their own taste and style.

Offered to the market with no onward chain, the property requires refurbishment throughout but offers fantastic potential and generous accommodation.

The accommodation briefly comprises a welcoming front facing lounge, a spacious kitchen diner, two well-proportioned bedrooms, and a family bathroom. Benefitting from gas central heating and double glazing, the property provides a solid foundation for modernisation and improvement.

Externally, the property enjoys a driveway to the front providing off road parking for a couple of vehicles. To the rear is a good sized enclosed garden featuring a small patio area and garden shed, offering excellent outdoor space for families or entertaining.

Ideally positioned within easy reach of both Meadowhall and the M1 motorway network, the property also benefits from regular nearby bus services to both Rotherham and Sheffield, making it ideal for commuters.

This is a fantastic opportunity to purchase a property with huge potential in a sought-after location. Early viewing is highly recommended as properties of this nature are expected to attract strong interest.

Call today to arrange your viewing.

- Two bedroom semi-detached property
- Offered for sale with no onward chain
- Fantastic refurbishment opportunity
- Front facing lounge and kitchen diner
- Two good sized bedrooms and family bathroom
- Driveway providing off road parking
- Enclosed rear garden with patio area and shed
- Close to the motorway network
- Freehold / Council Tax Band A
- Early viewing is highly recommended

