



**109 Doncaster Road, Rotherham, S63 7DR**

**Offers In The Region Of £75,000**

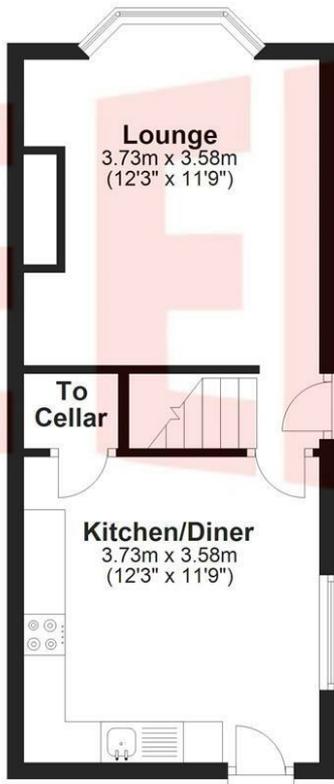
Offered with no upward chain and possibly of appeal to the first time buyers or investors alike is this well presented 2 bed end terraced house with lawned gardens to the front & side.

This ideal starter home is truly worthy of an internal inspection. Offered with gas central heating & double glazing together with both bedrooms being of double size. The front bay windowed Lounge enjoys a focal fitted fireplace whilst the dining kitchen has a range of white fronted units & access door to the rear yard area. The bathroom is fitted with a white shell design 3 piece suite.

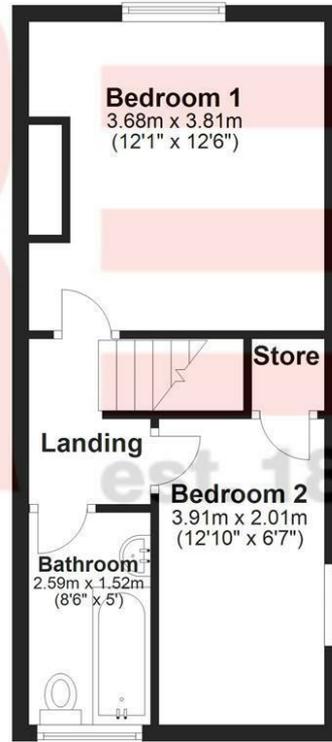
The property is situated very close to I&I Schools and within approximately a mile from the

# Floor Plan

## Ground Floor



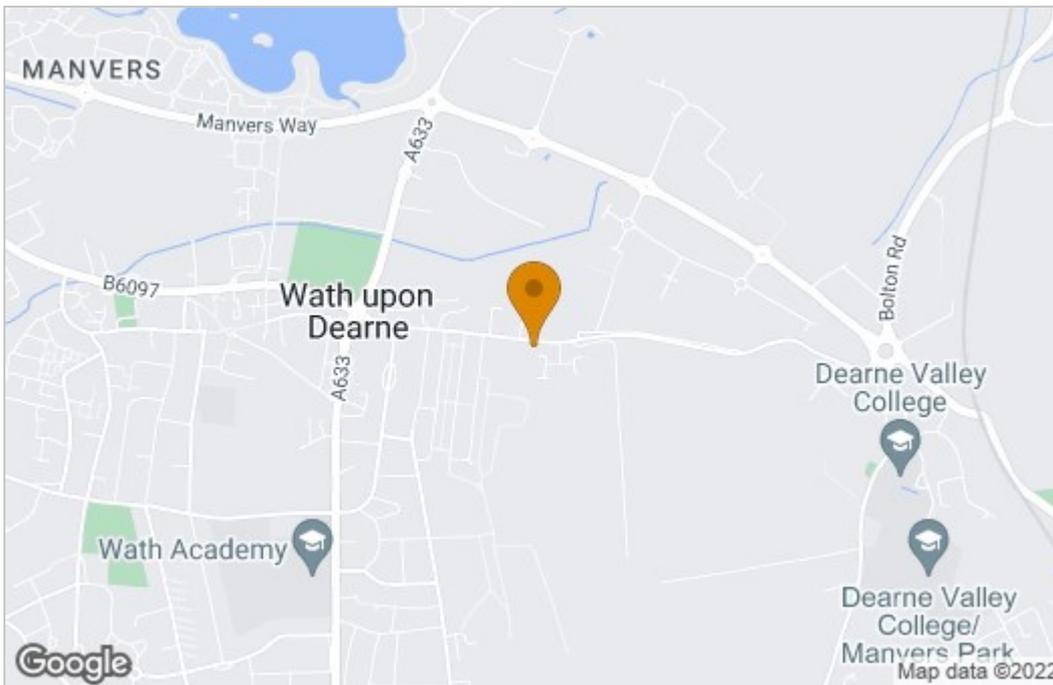
## First Floor



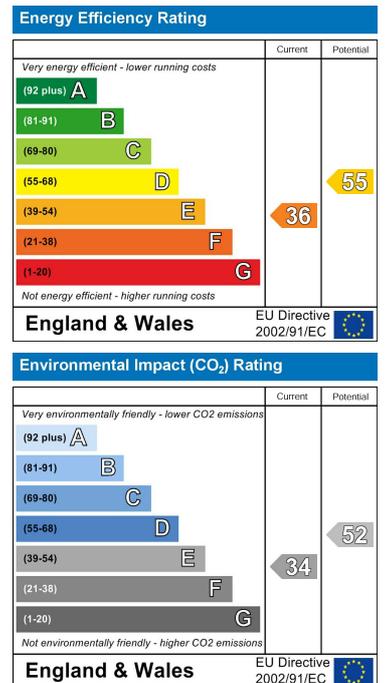
Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.  
Plan produced using PlanUp.

## 109 Doncaster Road

# Area Map



# Energy Efficiency Graph



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