



## 34 Katherine Road

Thurcroft, Rotherham, S66 9HE

£110,000



Spacious Three-Bedroom Townhouse with Tenant in Situ – Ideal Investment Opportunity. Paying £600PCM.

Located in Rotherham, this three-bedroom townhouse is a fantastic opportunity for investors, offering a tenant in situ for immediate rental income.

The property boasts a spacious layout, featuring a well-sized living area, a fitted kitchen with ample storage, utility area, downstairs bathroom and three generously sized bedrooms.

Conveniently situated close to local amenities, schools, and excellent transport links, this home ensures easy access to shops, public transport, and major road networks.



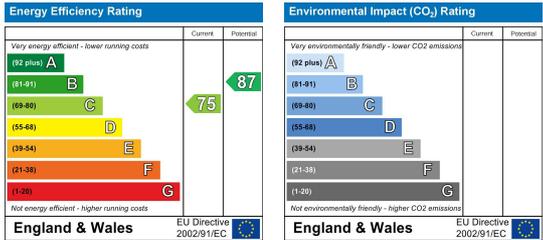
## Area Map



## Floor Plans



## 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.