



## 64 Mexborough Road

Bolton-Upon-Dearne, Rotherham, S63 8LX

£95,000



A generously proportioned two/three-bedroom end-terrace home offering spacious and versatile accommodation. The property features a kitchen diner and lounge to the ground floor, two double bedrooms and a family bathroom to the first floor, along with a useful occasional room to the third floor.

Externally, there is a rear garden, and the property is conveniently located close to local amenities.

With a potential rental income of approximately £700 per calendar month, this property may be ideal for an investor.

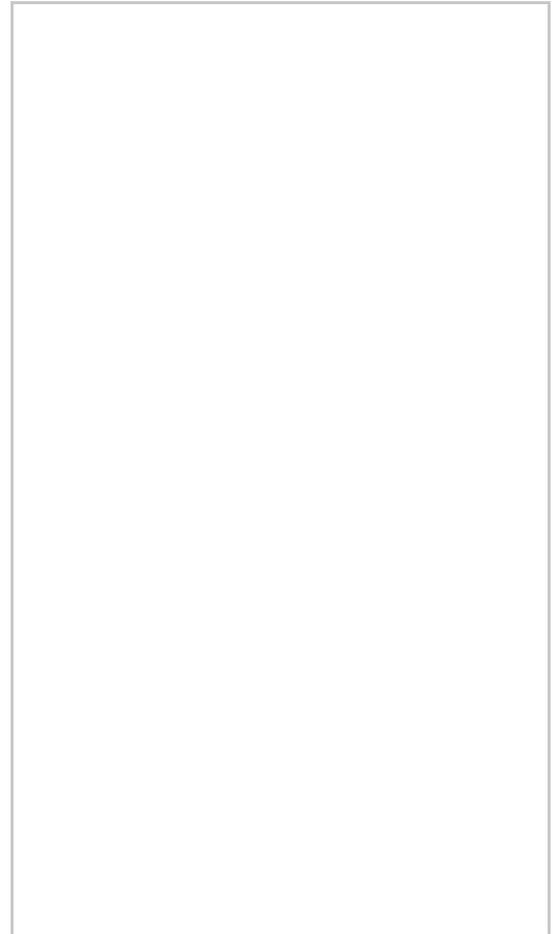


GROUND FLOOR  
 LOUNGE  
 DINING KITCHEN  
 FIRST FLOOR  
 BEDROOM ONE  
 BEDROOM TWO  
 SECOND FLOOR  
 OCCASIONAL ROOM  
 BATHROOM  
 OUTSIDE

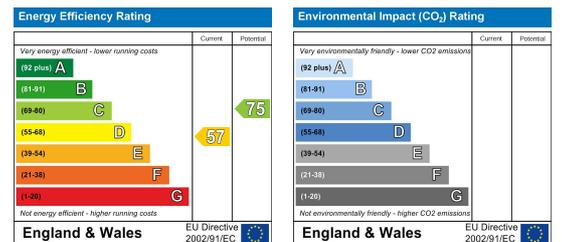
### Area Map



### Floor Plans



### Energy Efficiency Graph



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