



## 13 Rowms Lane

Swinton, Mexborough, S64 8AA

Offers Over £80,000



For sale with a long-term tenant in situ, currently paying £575 per calendar month. This property presents an excellent investment opportunity for those looking to start or expand their portfolio. The tenant has resided in the property for many years, ensuring a steady and reliable rental income from day one.

Ideal for investors seeking a hassle-free addition to their portfolio, this property offers immediate rental returns with a tenant already in place. Contact us today for further details or to arrange a viewing.



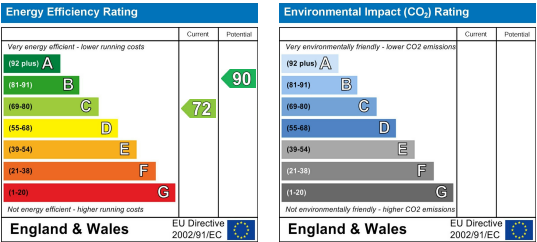
## Area Map



## 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.