



## 93 Sandymount Road

Wath-Upon-Dearne, Rotherham, S63 7AD

£120,000



This attractive two-bedroom terrace property offers an excellent opportunity for a range of buyers, whether you're taking your first step onto the property ladder or expanding your investment portfolio.

The accommodation is well proportioned throughout and briefly comprises a spacious lounge, separate dining room, fitted kitchen, useful cellar, two double bedrooms, and a family bathroom. Externally, the property benefits from an enclosed rear yard, providing a private outdoor space.

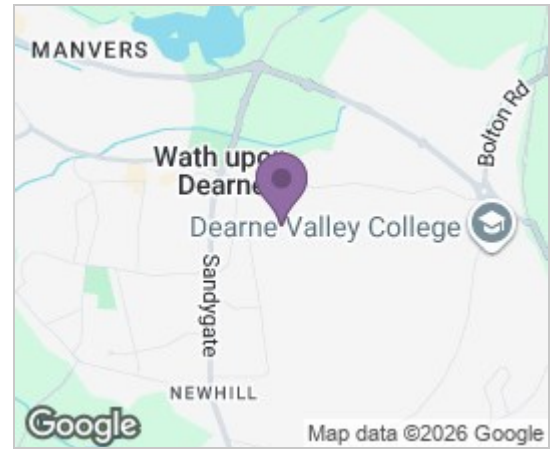
Conveniently located within easy reach of local amenities, schools, and transport links, the property is well placed for everyday convenience while also offering access to nearby leisure facilities and green spaces.

Offering excellent value for money and ready for immediate occupation, an early viewing is advised to fully appreciate the accommodation on offer.

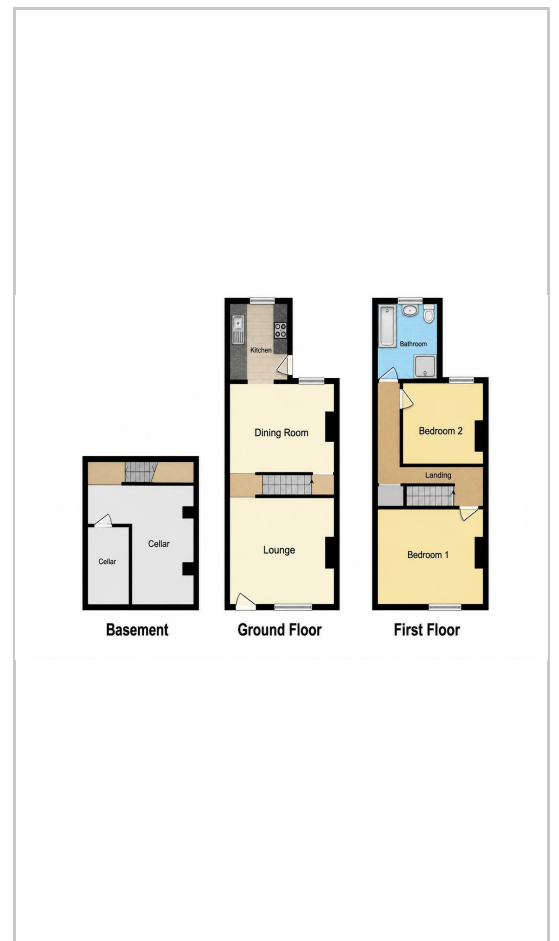


GROUND FLOOR  
 LOUNGE  
 DINING ROOM  
 KITCHEN  
 FIRST FLOOR  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM  
 OUTSIDE

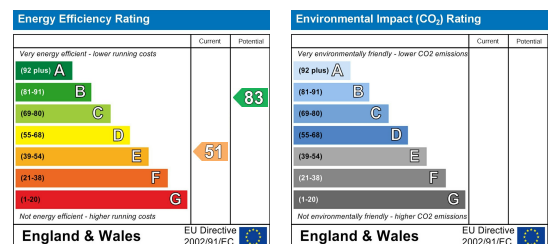
### Area Map



### Floor Plans



### Energy Efficiency Graph



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