



## 144 St. Anns Road

, Rotherham, S65 1RL

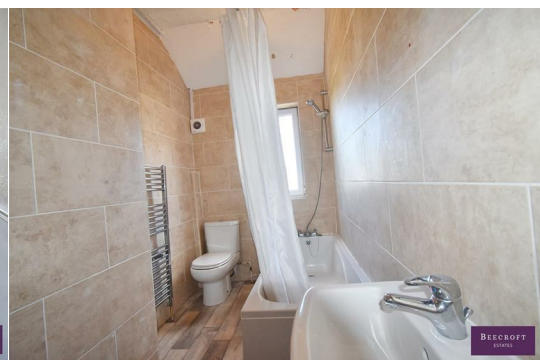
£100,000



Ideal First Home or Investment Opportunity

Perfectly positioned just a short walk from Rotherham Town Centre, this well-presented 2-bedroom mid-terrace property offers unbeatable convenience with local shops, amenities, and excellent transport links right on your doorstep.

Whether you're a first-time buyer, looking to downsize, or seeking a high-yield investment, this is an opportunity you don't want to miss!



## GROUND FLOOR

### LOUNGE

Featuring a front-facing double glazed window and entrance door, this cosy lounge also benefits from a radiator and a fireplace, creating a warm and welcoming atmosphere.

### DINING KITCHEN

Fitted with a range of wall and base units with worktops housing a sink and drainer, the kitchen offers space for a cooker, fridge/freezer, and washing machine. A rear-facing double glazed window and door provide plenty of natural light and access to the garden. Additional features include a radiator and a door leading to the cellar, offering extra storage space.

## FIRST FLOOR

### BEDROOM ONE

Featuring a front-facing double glazed window, radiator, and a built-in storage cupboard which also provides access to the loft—ideal for additional storage or potential conversion (subject to planning).

### BEDROOM TWO

A bright and comfortable space featuring a rear-facing double glazed window and a radiator, offering a peaceful outlook and a cosy atmosphere.

### BATHROOM

A fully tiled bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC. Additional features include a rear-facing double glazed window and a heated towel rail for added comfort.

### OUTSIDE

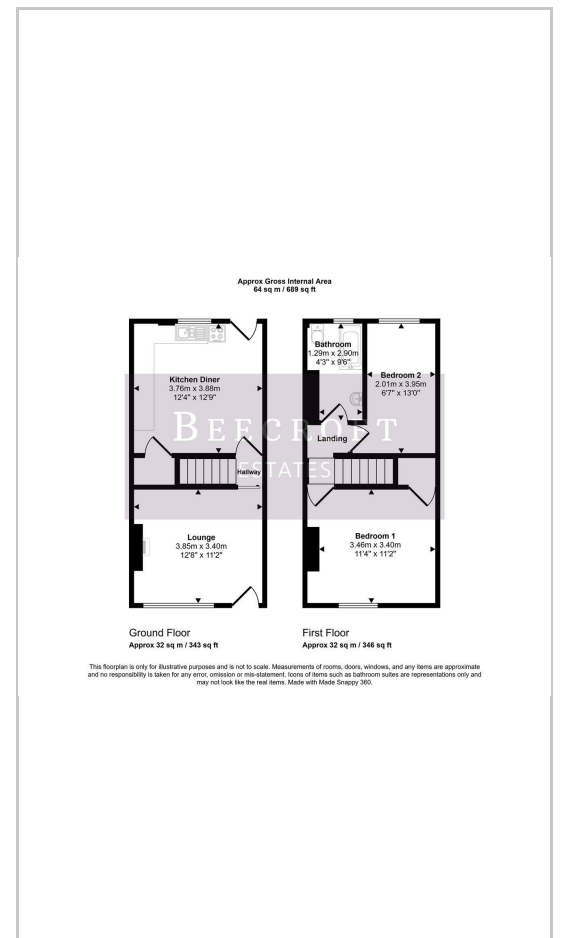
To the front of the property is a small garden area, adding a pleasant kerb appeal.

To the rear, you'll find a low-maintenance yard along with an outbuilding, providing useful additional storage space.

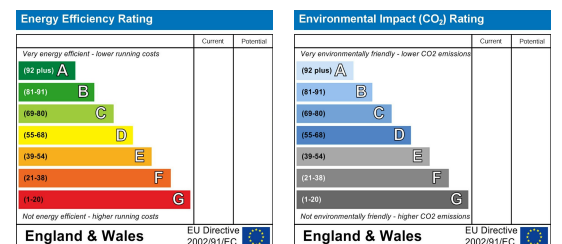
## Area Map



## 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.

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