



## 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.

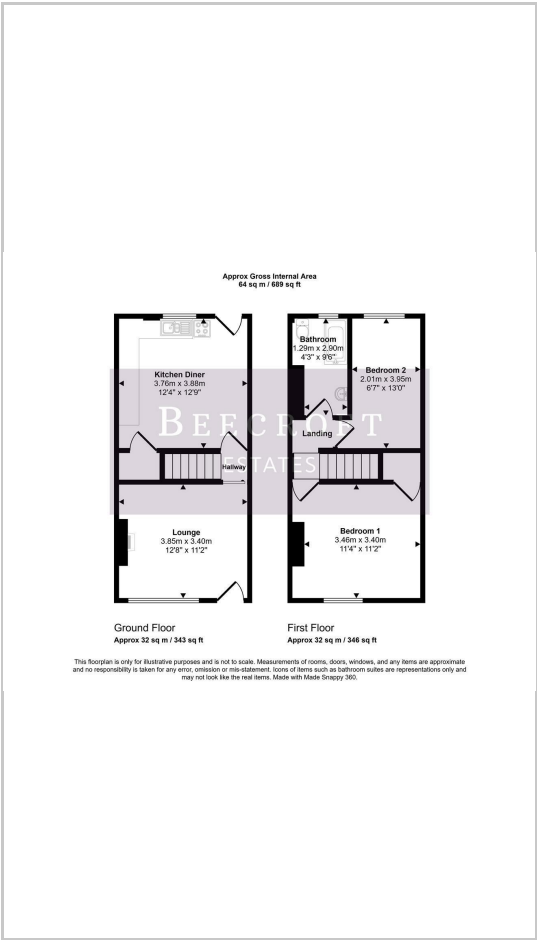
OUTSIDE

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.

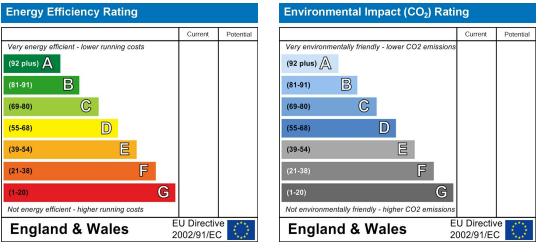
Area Map



Floor Plans



Energy Efficiency Graph



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