



## 42 Queen Street

Goldthorpe, Rotherham, S63 9ND

**£70,000**



Three bedroom terrace property ideal for investors with a potential rental income of £550pcm on the doorstep of all local amenities and transport links, boasting three good size bedrooms, bathroom to the ground floor and rear yard.

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## GROUND FLOOR

### Lounge

Front facing double glazed window and radiator.

### Breakfast Kitchen

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven with hob and extractor unit, plumbing for a washing machine and space for a fridge freezer. There is a rear facing double glazed window, radiator and access to the bathroom off the rear entrance hall.

### Bathroom

A three piece suite, double glazed window with obscure glazing and radiator.

## FIRST FLOOR

### Bedroom One

A good size double bedroom with double glazed window and radiator.

### Bedroom Two

A good size second bedroom.

### Attic Bedroom Three

A further double bedroom with Velux and radiator.

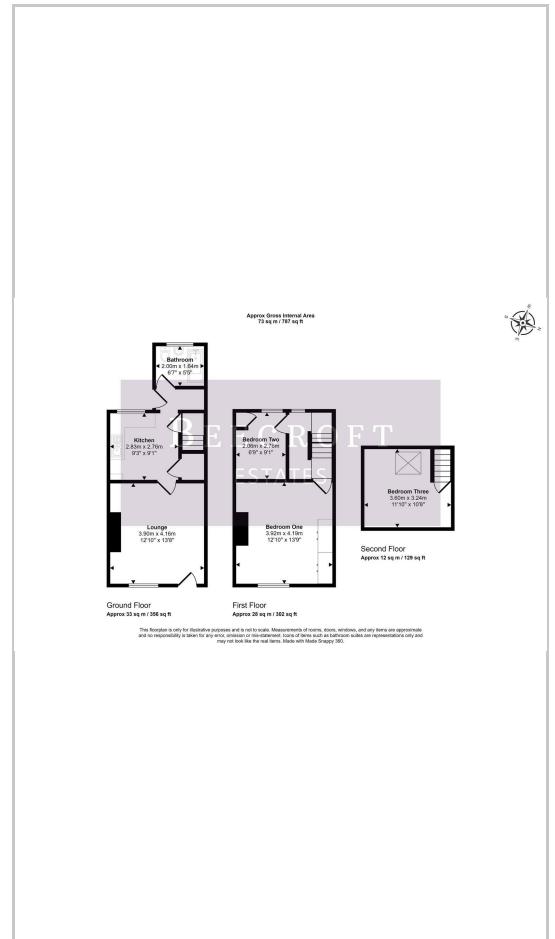
## OUTSIDE

A yard to the rear of the property.

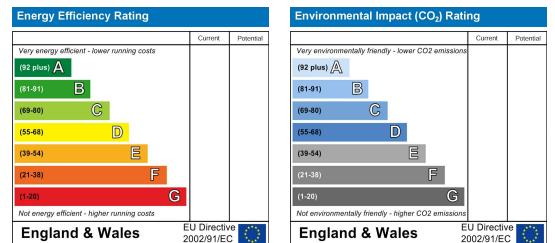
## Area Map



## Floor Plans



## Energy Efficiency Graph



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