



## 117 Wheatcroft Road

Rawmarsh, Rotherham, S62 5EF

£75,000



We are acting in the sale of the above property and have received an offer of £65,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

A two-bedroom mid-terrace property, ideal as an investment opportunity, with a potential rental income of around £675pcm. The property is in need of some modernisation, offering plenty of scope for improvement.

CALL BEECROFT ESTATES TO BOOK YOUR VIEWING !



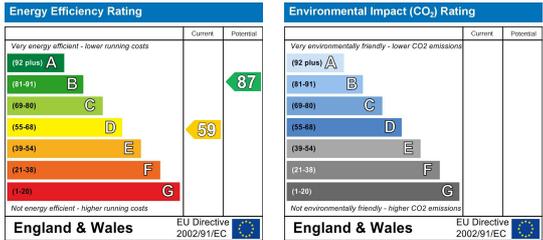
### Area Map



### 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.