



Middle Lane South, Herringthorpe Rotherham S65 2HZ

welcome to

Middle Lane South, Herringthorpe Rotherham

FIRST TIME ON THE LADDER? - This semi detached home is situated in the popular location of Herringthorpe close to Rotherham Town Centre, local amenities & schools. Offering spacious accommodation, a driveway and gardens. - CALL US NOW!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge

A welcoming reception room featuring a front facing double glazed window, allowing for plenty of natural light, and a radiator providing warmth and comfort.

Downstairs W.C.

Fitted with a hand wash basin and W.C., providing convenient ground floor facilities.

Kitchen

Being of an irregular shape, the kitchen is fitted with a range of wall and base units incorporating a sink and drainer. There is space for a fridge/freezer, cooker and washing machine. The room also benefits from a rear facing window and a radiator.

Bedroom One

A well-proportioned principal bedroom featuring a front facing double glazed window, a radiator and fitted wardrobes, providing useful built-in storage.

Bedroom Two

A versatile room featuring a rear facing window and a radiator, offering flexibility for use as a bedroom, home office or dressing room.

Bedroom Three

Currently utilised as a home office, this versatile room features a front facing double glazed window, providing natural light and flexibility for a range of uses.

Bathroom

Fitted with a shower cubicle, hand wash basin and W.C. The room also benefits from a rear facing double glazed window and a radiator.

Outside

To the front of the property is a driveway providing off-road parking. To the rear, there is a patio area, offering an ideal space for outdoor seating and entertaining.



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welcome to

Middle Lane South, Herringthorpe Rotherham

- Two bedroom semi detached property
- Ideal for first time buyers & investors
- Popular and convenient residential location
- Close to town centre & local amenities
- Excellent transport links nearby

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

RTF117537 - 0002

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