



Meadow Street, Rotherham, S61

£75,000

None

Tenure: Freehold, **Bedrooms:** 2

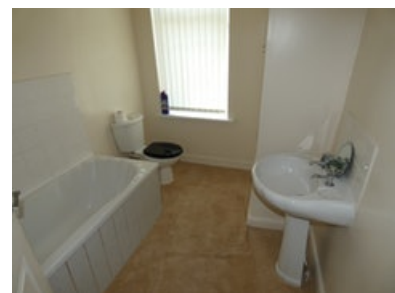
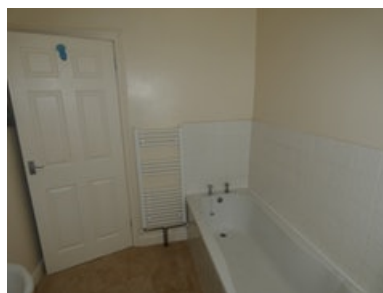
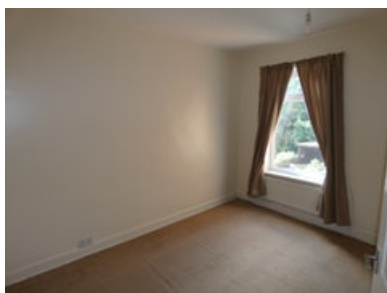
HouseSimple is pleased to present this property in Rotherham.

Key features:

- no chain
- rear garden
- dining room
- lounge
- spacious kitchen
- useful attic space
- two double bedrooms
- popular area

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£1192.99 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

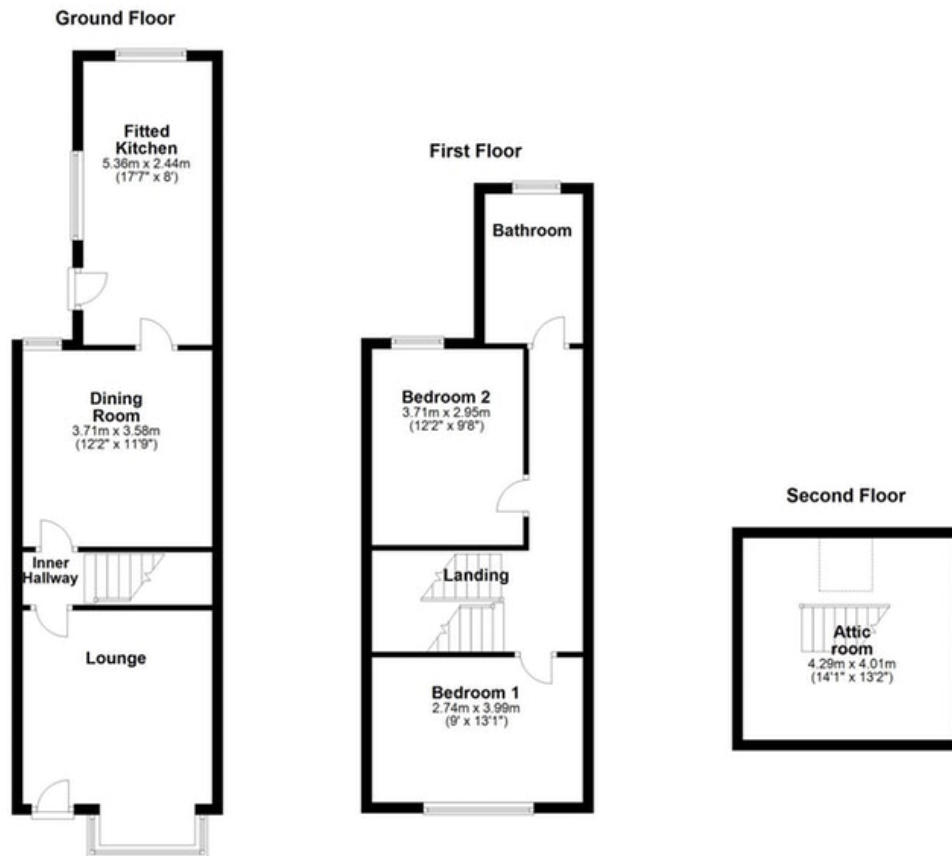


No Upward Chain. A well presented and deceptively spacious two bedroom mid terrace house with useful attic room and rear garden, ideal for first time buyers and investors alike. The property has the benefit of gas central heating and double glazing and the accommodation briefly comprises : lounge with bay window, inner hallway, dining room with door to cellar, spacious fitted kitchen with a comprehensive range of base and wall units and hob and oven, first floor landing, two double bedrooms, bathroom and stairs to useful attic room.

Outside to the rear of the property is an enclosed garden.

Conveniently placed for local shops, schools and amenities and with good transport links to Rotherham and Sheffield and the surrounding areas with Meadowhall shopping centre nearby. Viewing Essential.

Floor plan:



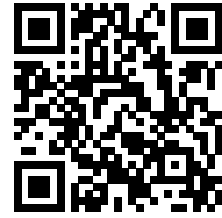
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			84
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E	51		
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) A			80
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E	43		
(21 to 38) F			
(1 to 20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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