

LOT

56 Katherine Road, Thurcroft, Rotherham, South Yorkshire S66 9HH

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Guide price* £40,000–£50,000



A good sized three bedroom mid-townhouse now requiring refurbishment and updating but with potential offered.

Description

A good sized three bedroom mid-townhouse which is now vacant, requiring refurbishment and updating but with potential offered. The house will appeal to residential buyers looking for a project, local builders and landlords/investors. The projected rental income once the house has been refurbished as advised by Blundells is iro £450pcm/£5,400pa. The property has gas central heating, UPVC double glazing and features a long garden to the front which many of the neighbouring houses have converted into driveways (subject to all consents required).

Location

The property is within easy

reach of schools and within walking distance of local shops, local amenities and bus routes and additional amenities in nearby Wickersley. Rotherham is the closest town offering a wide range of facilities, shops, restaurants, bars, supermarkets and Rotherham General Hospital. The house only a short drive from the M1, M18 and around 30 minutes commute from Sheffield and Doncaster.

Accommodation

Ground Floor Entrance lobby and stairs to first floor, lounge, breakfast kitchen, rear lobby, bathroom/WC with suite in white

First Floor Landing with loft access, three good sized bedrooms.

Outside Long garden to the front which many of the neighbouring houses have converted into driveways (subject to all consents required). To the rear is a yard with brick built outhouse and rear access.

Tenure

TBC

EPC

Energy Efficiency Rating D

Auction Valuer

Lucy Crapper ANAVA

Viewing

Strictly by appointment with joint agent Blundells Rotherham 01709 310336 For any other auction enquiries please call the auction team on 0114 254 1185

