



**Whybourne Grove, Rotherham S60 2LQ**

**welcome to**

**Whybourne Grove, Rotherham**

£80,000 - TAKE YOUR FIRST STEPS - This two bedroom mid terraced property is offered to market making the ideal investment for the FTB/small family buyer/investors alike. Boasting spacious accommodation throughout with a basement & a rear garden with patio...VIEW NOW!



### **Lounge**

12' x 11' 5" ( 3.66m x 3.48m )

Having a front facing double glazed window & a radiator.

### **Kitchen**

12' 5" x 11' 3" ( 3.78m x 3.43m )

Having a rear facing window & a side door. There is a sink & drainer, radiator, space for a fridge freezer, washer & cooker.

### **Bedroom One**

12' x 14' 3" ( 3.66m x 4.34m )

Having a rear facing double glazed window & a radiator with built in storage cupboard providing access to the loft.

### **Bedroom Two**

11' 6" x 11' 7" ( 3.51m x 3.53m )

Having a front facing double glazed window, a storage cupboard & a radiator.

### **Bathroom**

Having a side facing window, a shower over bath, W/C & sink.

### **Outside**

To the rear of the property there is a patio area.



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## Whybourne Grove, Rotherham

- Two bedroom mid terraced property
- Spacious throughout
- Ideal investment for the FTB/small families/investors
- Well placed to local amenities & transport links
- CALL TO VIEW!

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£80,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF116901 - 0006

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