



£70,000 OIRO

Dovercourt Road, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



[www.uflit.co.uk](http://www.uflit.co.uk)



# Step Inside

---

## Key Features

- Fabulous First Time Buyer/ Investor
- Two Bedrooms
- Kitchen Diner
- Cellar
- Large Private Enclosed Garden
- Popular Location
- MUST BE VIEWED!

## Property Description

A QUIRKY TERRACE, INVESTORS IT MAY APPEAL... A GREAT INVESTMENT WITH AN ATTRACTIVE YIELD...!

Uflit would like to market this quirky two-bedroom mid terrace property tastefully blending into the popular area of Rotherham.

## Main Particulars

A QUIRKY TERRACE, INVESTORS IT MAY APPEAL... A GREAT INVESTMENT WITH AN ATTRACTIVE YIELD...!

Uflit would like to market this quirky two-bedroom mid terrace property tastefully blending into the popular area of Rotherham. The property boasts a lounge, breakfast kitchen/diner, two bedrooms and a family bathroom, a useful cellar allows for additional storage. To the outside ample road side parking and to the rear a private enclosed garden. Located in the heart of Kimberworth just a stone's throw away from local amenities, excellent transport links and schools. If you want to climb onto the property ladder or looking for an investment opportunity, then look no further we've found the perfect home for you Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

**Lounge** w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

Entering through a upvc door with overhead sky light to the lounge with a decorative fire place, radiator, laminate flooring, front facing upvc window and a door to the carpeted stairs leading to the first floor accommodation with a further door opening to the breakfast kitchen.

**Kitchen/diner** w: 3.6m x l: 3.9m (w: 11' 10" x l: 12' 10")

A fitted kitchen featuring a range of wall and base units with complimentary worksurface areas, a complimentary breakfast bar and tiled back panels with a counter top sink. Appliances to include a built-in double oven, gas hob with stainless steel back panel, extractor fan with plumbing for further utilities, laminate flooring and radiator. A door gives access to the cellar, rear facing upvc window and a glazed upvc door giving access to the rear garden.

### FIRST FLOOR:

A carpeted split landing with doors giving access to two bedrooms, family bathroom and a loft hatch creating additional storage.

**Master bedroom** w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

A large double bedroom with carpeted flooring, radiator, a front facing upvc window and over stairs storage cupboard.

**Bedroom 2** w: 2.5m x l: 2m (w: 8' 2" x l: 6' 7")

An ample sized second bedroom with laminate flooring, radiator and a rear facing upvc window.

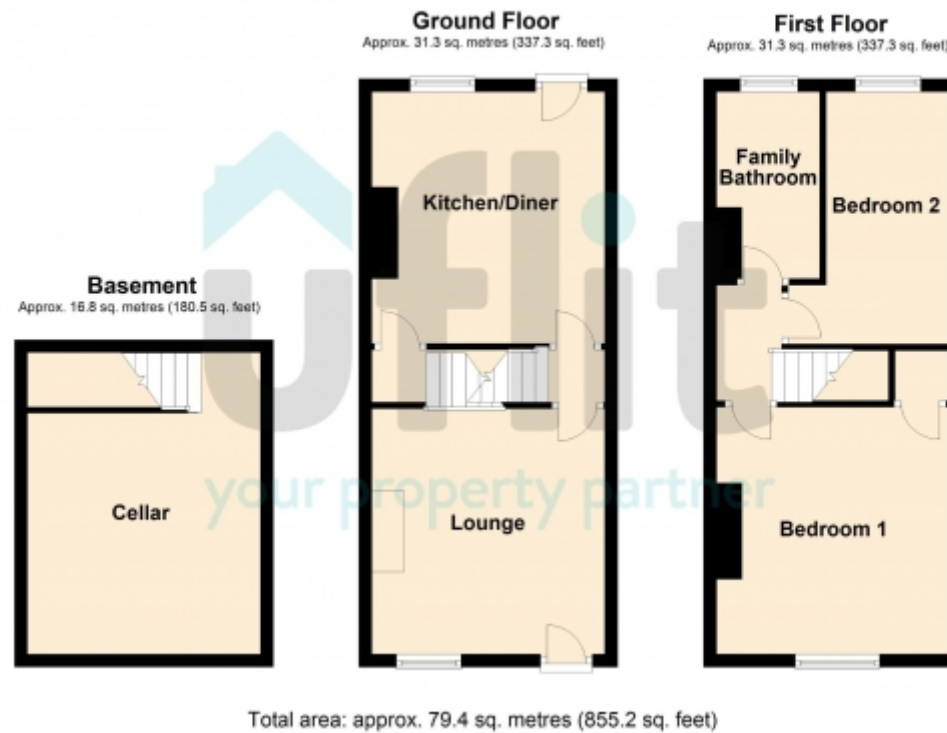
**Bathroom** w: 1.6m x l: 2.9m (w: 5' 3" x l: 9' 6")

Comprising of a panelled bath with overhead shower, wash hand basin and low level WC. Complimentary tiled walls with vinyl flooring, radiator, spot lighting and a rear facing upvc window.

**Outside**

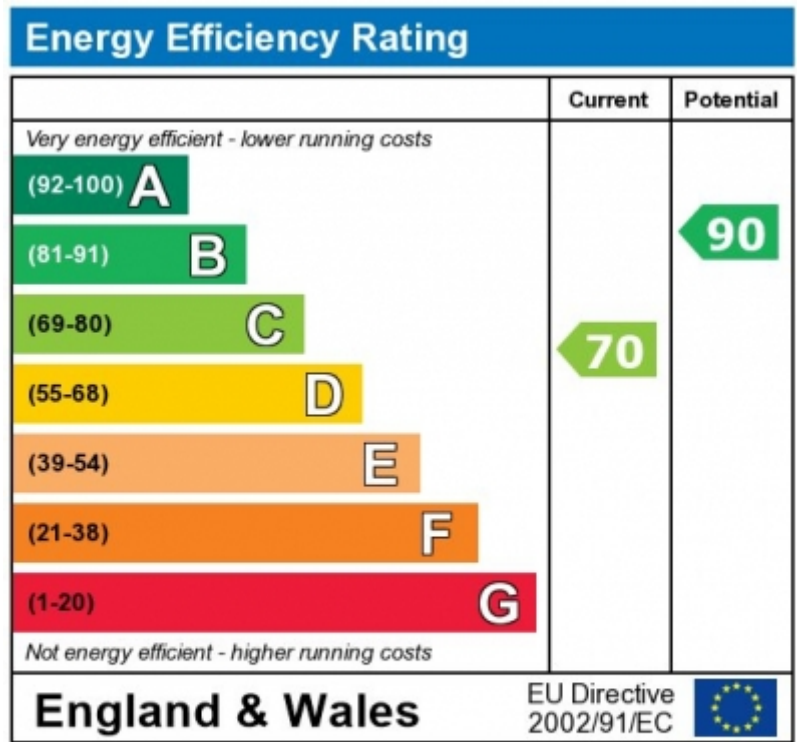
The front allows for road side parking, to the rear private enclosed garden with a bricked patio area leading to further delicately tiered paved patio all privately enclosed with fencing.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



[www.uflit.co.uk](http://www.uflit.co.uk)