



10 Gloucester Road

Rotherham

- Three Bedroom End Town House
- Spacious Lounge with panelled feature wall
- Open Plan Kitchen Diner with Built in Oven & Hob
- THREE generously sized bedrooms
- New Combi Boiler with 5 Year Warranty!
- Larger Plot with Off-Road Parking for Two Cars and a Generous Rear Garden
- GREAT LOCATION - Close to Shops, Bus Routes and Schools
- FREEHOLD | EPC: D
- Ideal For First Time Buyers!



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Offers in the region of £150,000. This well presented THREE Bedroom end town house occupies a generous corner plot, offering off road parking for two cars to the front and a large enclosed rear garden. Situated in a popular residential area, the property is conveniently located close to schools, shops, and excellent bus routes, making it an ideal choice for FIRST TIME BUYERS, FAMILIES, or INVESTORS.

The accommodation briefly comprises a spacious lounge featuring a stylish panelled feature wall, and an open-plan kitchen/diner fitted with a built-in oven and hob, with ample space for additional appliances.

To the first floor are three well proportioned bedrooms, a family bathroom, and a separate WC.

Outside, the property benefits from a generous enclosed rear garden, mainly laid to lawn with a paved pathway. There is also the added bonus of an external storage room, offering useful additional storage space.

Early viewing is highly recommended. Call us today on **01709 515740** to arrange your viewing.

Tenure: Freehold

EPC Rating: D

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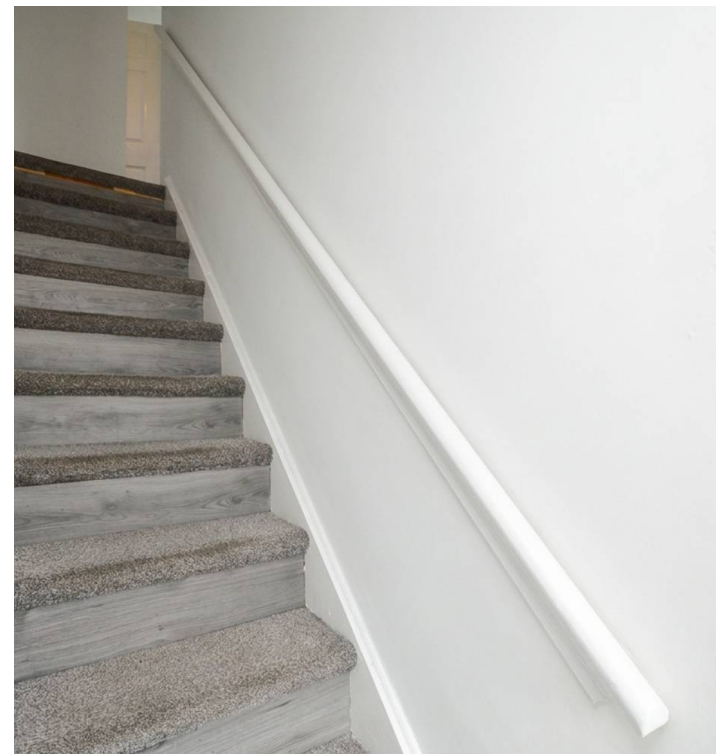
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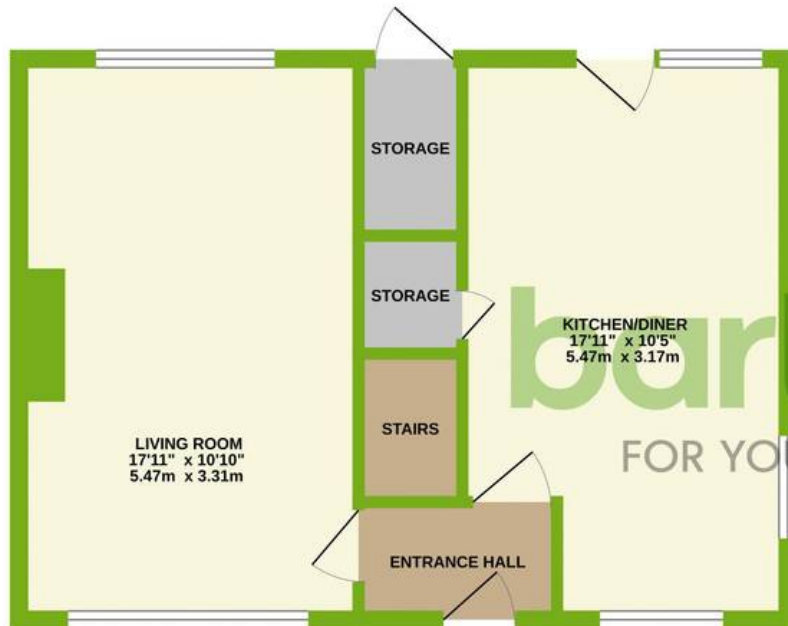
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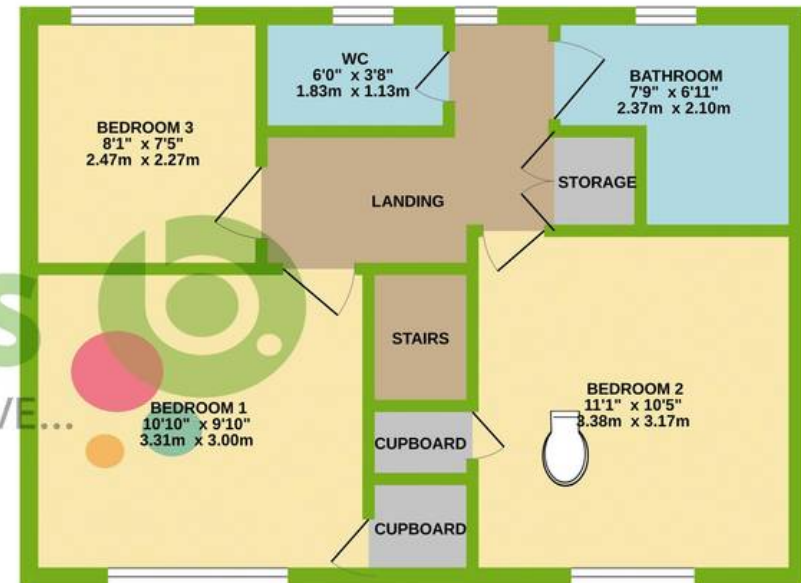




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bartons Estate Agency, 51-53 Moorgate Street – S60 2EY

01709 515740 • info@bartons-net.co.uk • www.bartons-net.co.uk/