



3 bed semi-detached house to buy in S60

Falding Street, Rotherham, South Yorkshire, S60 1JB

£105,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

On Street parking

Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ Two Spacious Ground Floor Living Rooms
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This good sized three bedroom family home, provides an ideal opportunity for both first time buyers and seasoned investors alike, to purchase a comfortable and spacious property, with great access links to the town centre, shopping and amenities, along with catchment for reputable schools and convenient public transport and commuter links, via the local transport hub.

The ground floor area, with front entrance to the hallway, off which provides opportunity with two good sized living / dining rooms, perfect for separate entertaining, or a formal large open plan family space, with partition doors, laminate to the floor and neutral décor with fireplace. The rear kitchen area has light wood coloured high and low units, single stainless steel sink, and mixer with access to the basement area. The rear yard area is block paved and cosy, low maintenance and great for relaxing or alfresco dining.

Upstairs to the first floor are two double bedrooms, with the bathroom, including a white suite with overhead shower. To the third floor you find the further third double bedroom, complete with attic skyline and neutral décor.

The combination of space and location would be equally suited for a variety of buyers, eager to build on location and accessibility, either for family living or investor rental opportunities.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

12 Falding St, Masbrough, Rotherham



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including ant total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Falding Street, Rotherham, South Yorkshire, S60 1JB

Contact your local branch today for more information on this property:

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