

bartons 
FOR YOUR NEXT MOVE...

Middle Lane, Clifton

Guild Price: £115,000 to £120,000



This large THREE Bedroom, three storey terraced property has been freshly plastered, decorated and fitted with new flooring throughout, making it an excellent opportunity for FIRST TIME BUYERS or INVESTORS alike. The well presented accommodation briefly comprises a spacious Lounge, separate Dining room and fitted Kitchen with door leading to the rear garden. The first floor offers TWO Double Bedrooms, both feature excellent storage options and a Family Bathroom with a full size Bath and electric shower over. The second floor features a converted loft with full building regulations, creating a fantastic sized THIRD Bedroom and adding valuable additional living space. Externally, the property benefits from a rear low maintenance garden providing outdoor space with plenty of potential. This property offers generous space throughout and is truly turn-key ready! In date gas safety and electrical certificates are available. Conveniently located within walking distance of local shops, schools, Clifton Park and the town centre, this home offers both space and accessibility. **EARLY VIEWINGS ARE STRONGLY ADVISED!*****

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ACCOMMODATION

- Three Bedroom & Three Storey Terraced House
- Ideal purchase for INVESTORS & FIRST TIME BUYERS!
- Freshly plastered, decorated & New flooring throughout
- Lounge & separate Dining Room
- Full loft conversion with Building Regulations
- Predicted yield of: 8.73%!!!
- FREEHOLD / Council Tax Band A/ EPC: D
- DAMP PROOF GUARENTEE FOR 10 YEARS!



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51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		86	57

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