



**Nidderdale Road
Rotherham
South Yorkshire
S61 4BN**

Offers in Excess of £135,000

bettermove

Nidderdale Road

Rotherham

Bettermove are proud to present this 3 bedroom semi-detached house in Rotherham Road available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking. The council tax band is A.

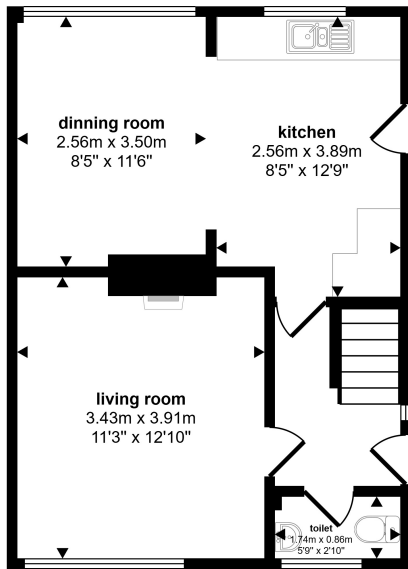
The interior of this beautifully presented property comprises a spacious living room and diner kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Rotherham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from M1, Rotherham Central Rail Station and local bus routes.

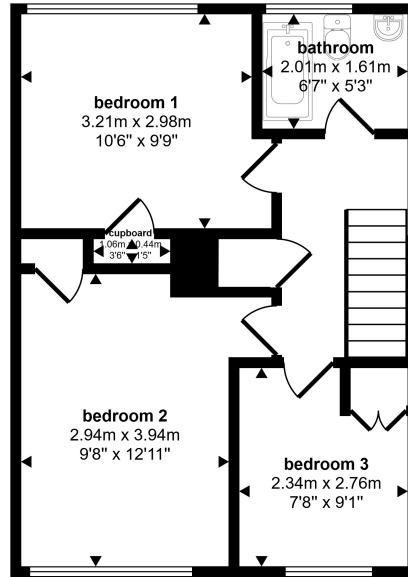
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Approx Gross Internal Area
81 sq m / 874 sq ft



Ground Floor
Approx 40 sq m / 431 sq ft



First Floor
Approx 41 sq m / 443 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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