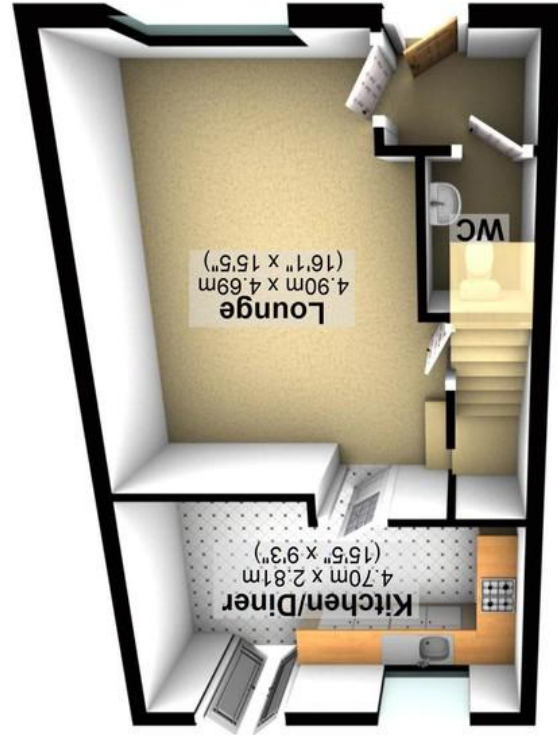
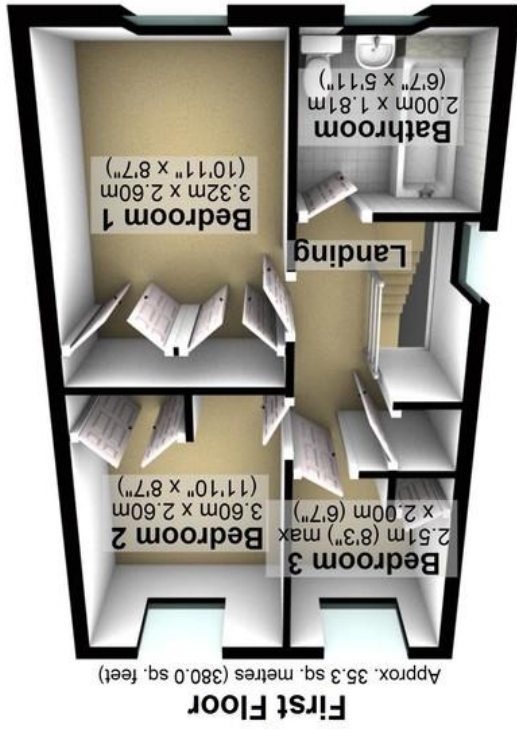


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	89

Total area: approx. 85.8 sq. metres (924.0 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





9 Georgian Mews | Catcliffe | Rotherham | S60 5US Property Tenure: Freehold

Offered to the open market with the benefit of no onward chain and vacant possession on completion is this tastefully presented and very well proportioned, stone built end of terraced. With the huge benefit of off road parking and detached single garage along with private rear flat garden, this property will be popular with the professional couple and the young family market alike. Quietly tucked away from the hustle and bustle on this no through road in the very heart of popular Catcliffe. The property is located close to numerous local amenities, commuting motorway networks and central Sheffield are on hand. In brief the light and spacious accommodation that is arranged over two floors and totals 924 sq feet comprises, entrance hall, W.C, living room, dining kitchen with garden access, three great sized bedrooms are on the first floor with a family bathroom.



PROPERTY FEATURES

- THREE BEDROOMED STONE BUILT END OF TERRACE
- OFF ROAD PARKING AND DETACHED GARAGE
- AVAILABLE WITH NO UPWARD CHAIN INVOLVED
- QUIET NO THROUGH ROAD ON THIS ESTABLISHED DEVELOPMENT
- REAR FLAT AND ENCLOSED FAMILY GARDEN
- PERFECT FOR THE FIRST BUY OR YOUNG FAMILY
- EASY ACCESS TO LOCAL AMENITIES AND COMMUTING MOTORWAY NETWORKS
- VIEWING ADVISED TO DO FULL JUSTICE
- SPACIOUS AND LIGHT ACCOMMODATION ACROSS TWO

OFFERS IN REGION OF £170,000

