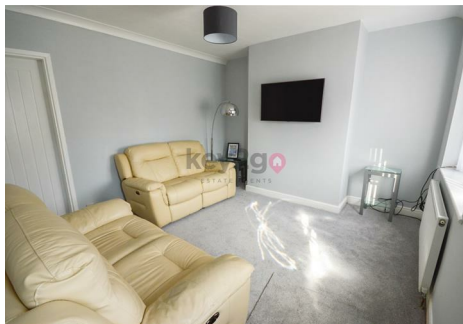


## Marketing Preview



**22 Railway Avenue, Catcliffe, Rotherham, S60 5SZ**

**£125,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this well presented two double bedroom terrace property. Offering modern bathroom, off road parking and private enclosed rear garden. Situated close to great local amenities and great road links. Perfect for first time buyers or investors!

## SUMMARY

A fantastic opportunity to purchase this well presented two double bedroom terrace property. Offering modern bathroom, off road parking and private enclosed rear garden. Situated close to great local amenities and great road links. Perfect for first time buyers or investors!

## LOUNGE

Enter through UPVC door into lounge with carpet flooring and neutral decor. ceiling light, radiator and bay window. Stair rise to first floor landing.

## KITCHEN 15'5" x 8'5"

A modern kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. Space for oven, washing machine and fridge/freezer. Laminate flooring, storage cupboard and radiator. Access to rear.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, radiator and neutral decor. Doors to two bedrooms, bathroom and WC.

## BEDROOM ONE 9'3" x 11'5"

A good sized double bedroom with laminate flooring and neutral decor. Ceiling light, radiator and window.

## BEDROOM TWO 12'3" x 8'5"

A second double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

## BATHROOM 9'3" x 10'11"

A ultra modern bathroom comprising of large walk in shower, handheld and over head shower. Bath and large sink and unit for storage. Two obscure glass windows, tiled flooring, radiators and spot lighting.

## WC 5'3" x 2'11"

A modern WC room with close coupled WC, obscure glass window and ceiling light. Tiled flooring.

## OUTSIDE

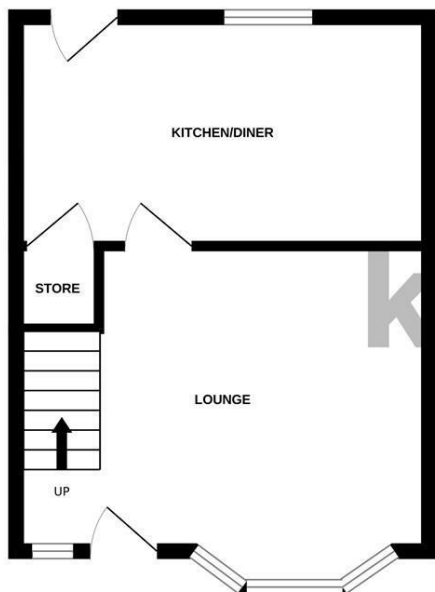
To the front of the property is off road parking for one car and gated.

To the rear of the property is a private enclosed rear garden with patio and lawn area, Outhouse, outside toilet and secure gates.

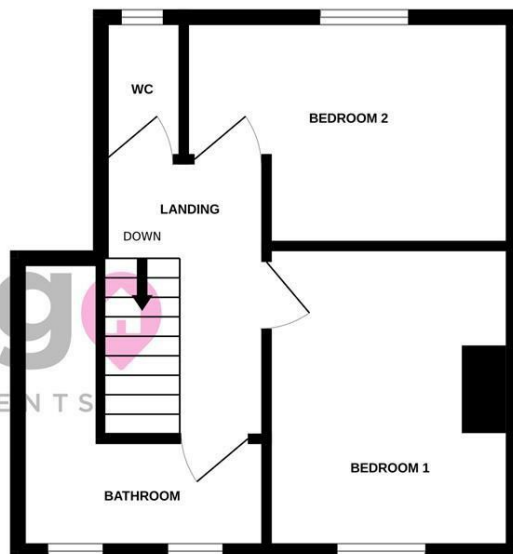
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - ROTHERHAM

GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>71</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 