



OFFERS IN THE REGION OF

**£120,000**

**Christchurch Road**

Rotherham, S63 6NL

## PROPERTY SUMMARY

Situated in the ever-popular village of West Melton, this two double bedroom semi-detached property presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes or investors alike, requiring a full scheme of modernisation.

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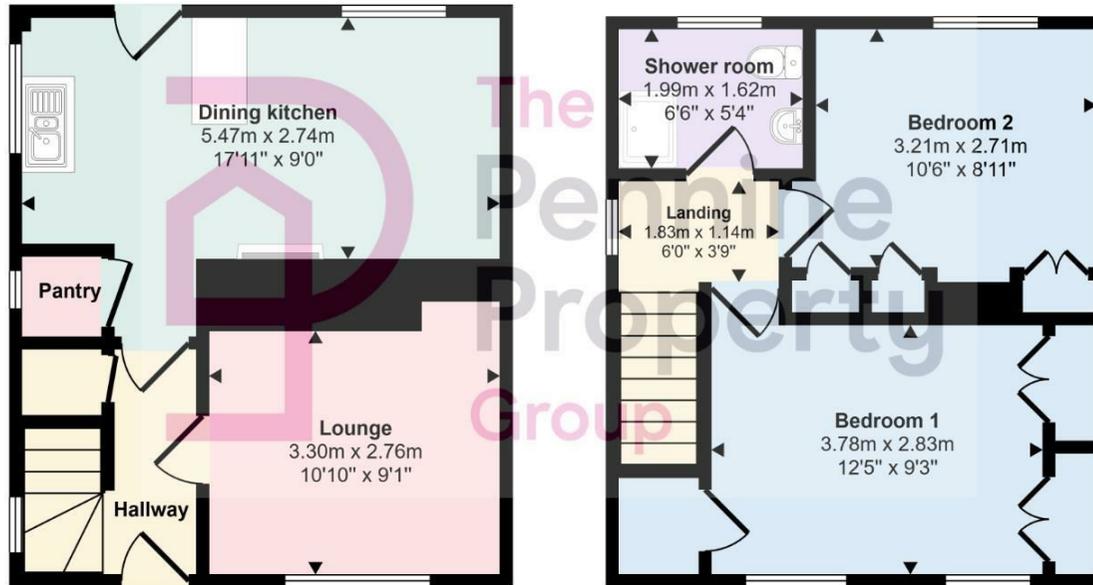








Approx Gross Internal Area  
68 sq m / 732 sq ft



**Ground Floor**  
Approx 34 sq m / 370 sq ft

**First Floor**  
Approx 34 sq m / 362 sq ft

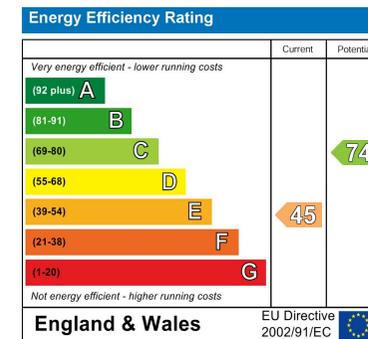
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**  
Rotherham Metropolitan Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only 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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