



**Eilam Road  
Rotherham  
South Yorkshire  
S61**

**Offers In Excess Of £99,000**

**bettermove**

# Eilam Road Rotherham

Bettermove are proud to present this 3 bedroom semi-detached house in Rotherham, welcoming cash buyers only.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

This is a freehold property, the roof currently has a airspace lease, with 9 years remaining.

The interior of this property, which requires refurbishment throughout, comprises a spacious living room, kitchen/dining area, and conservatory on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. Outside, the property boasts a private rear garden, perfect for enjoying the summer months.

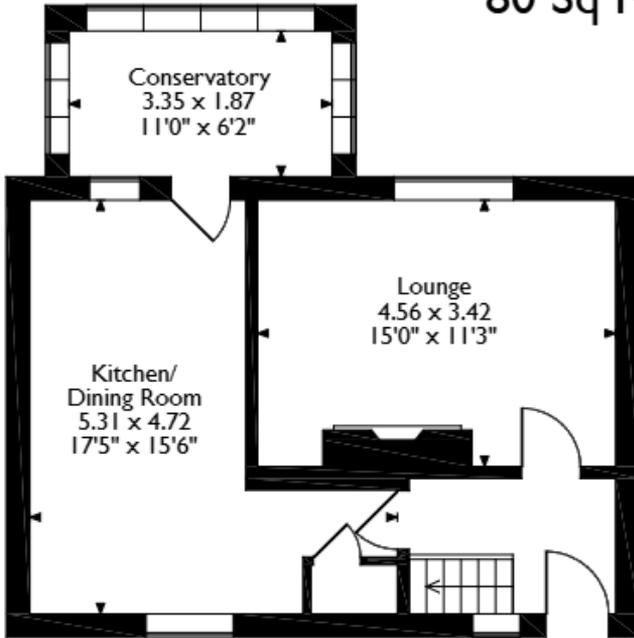
Located in the popular town of Rotherham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Rotherham Central Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

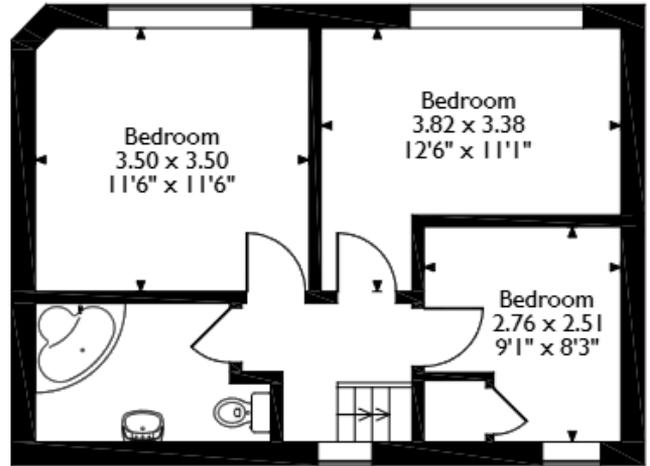


# Eilam Road, Rotherham

## Approximate Gross Internal Area 80 Sq M/862 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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