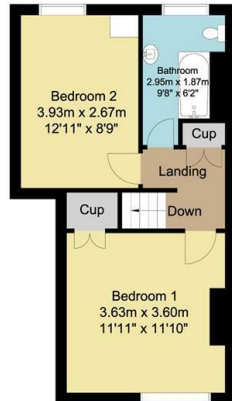


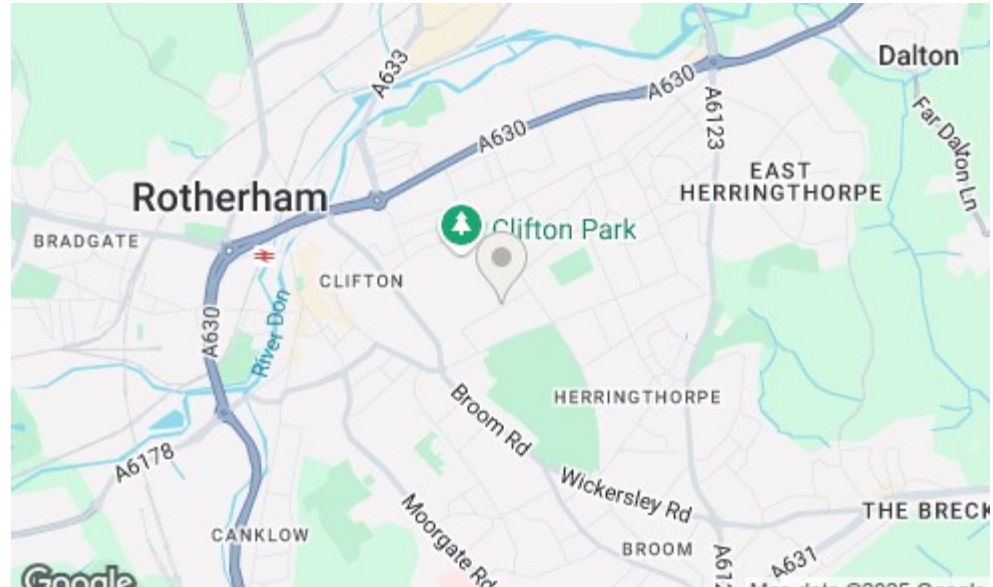
Ground Floor
41 sq m/441.32 sq ft
Approx.



First Floor
35 sq m/376.73 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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**EADON
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**EADON
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& RIDDLE**
ESTD 1840

77, Lister Street, Rotherham, S65 2AX

Offers In The Region Of £120,000

77 Lister Street, Rotherham, S65 2AX

Description
This two-bedroom mid-terrace property presents a superb opportunity for first-time buyers or investors seeking a home with potential. Situated in a well-established and popular residential area, the property offers generous internal space of approximately 77 square metres (828 square feet) and retains many traditional features that give it character and charm. The ground floor comprises a bright and welcoming lounge to the front, complete with a large bay window and a central fireplace that adds a cosy focal point to the room. To the rear, there is a separate dining room offering plenty of space for entertaining, with direct access into the fitted kitchen. The kitchen is compact but functional, featuring white units, tiled splashbacks, and a window and door overlooking the rear yard. Beyond the kitchen is a useful store room, providing valuable extra space that could serve as a utility area or additional storage.

Upstairs, the first floor includes two well-proportioned double bedrooms. The principal bedroom is positioned at the front of the property and enjoys plenty of natural light, while the second bedroom overlooks the rear garden and is currently decorated in a vibrant pink scheme. A spacious family bathroom completes the first floor, fitted with a white suite including a bathtub, WC, and pedestal sink. The landing also benefits from built-in cupboards, adding to the overall practicality of the layout.

Externally, the property features a small gated garden to the front and a private paved yard to the rear, which is currently overgrown but offers plenty of scope for landscaping or outdoor seating. The home does require modernisation throughout, making it an ideal project for those looking to personalise and add value. Whether you're a first-time buyer ready to take your first step onto the property ladder or an investor searching for your next renovation project, this property offers excellent potential in a sought-after location with easy access to local amenities, schools, and transport links. Viewing is highly recommended to appreciate the space and possibilities on offer.

- Two spacious double bedrooms and upstairs family bathroom
- Two reception rooms offering flexible living and dining space
- Fitted kitchen with access to a rear store/utility area
- Traditional features including bay window and fireplace
- Rear yard with potential for landscaping or garden use
- In need of modernisation – ideal for buyers looking to add value

