



## 21 Acorn Way, Rotherham, S66 3XH

**Asking Price £85,000**

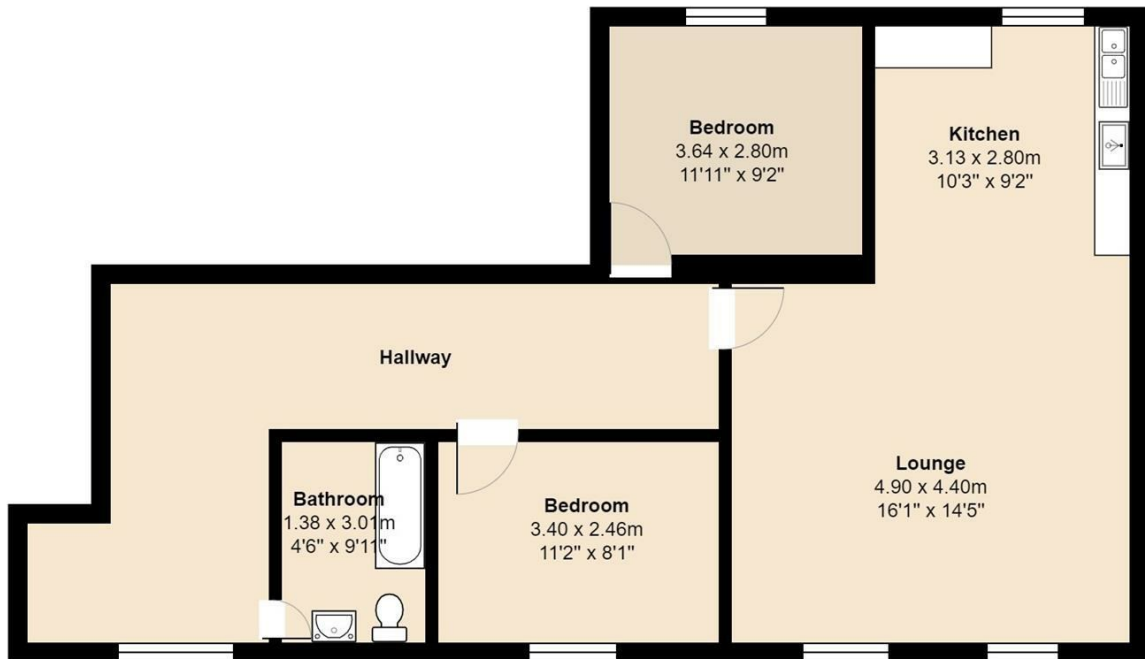
Are you searching for an incredible opportunity to own a spacious TWO BEDROOM APARTMENT in the highly sought-after Woodlathes Estate? Look no further! This top-floor gem offers a wealth of potential, with the chance to add your personal touch and make it truly your own.

Offered with no onward chain, this top floor apartment briefly comprises of an open plan lounge diner, a modern kitchen complete with integrated oven and hob, two good sized bedrooms and a bathroom.

The bathroom of this apartment requires some attention due to water damage. However, this presents an excellent opportunity for those with a vision to remodel and transform the space to suit their taste. The reduced price reflects this work required, allowing you to invest in both the apartment and your dream bathroom.

Don't miss your chance to own this fantastic top-floor two-bedroom apartment on Woodlathes Estate. With its incredible location, close proximity to shops, amenities, and excellent schools, this property caters to a variety of needs. Whether you're a first-time buyer, an investor seeking potential rental income, or someone looking to downsize, this apartment is a prime opportunity to create your perfect home.

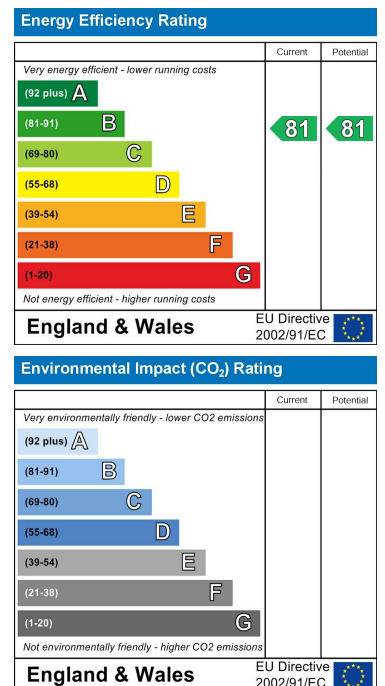
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.