



**Grosvenor Road, Eastwood Rotherham S65 1QP**

**welcome to**

**Grosvenor Road, Eastwood Rotherham**

GUIDE PRICE £80,000 - £90,000 - JUST BRING YOUR THINGS AND MOVE IN - This well-presented two bedroom mid terraced is offered to market making the ideal purchase for the FTB/Investor alike. Close to local amenities & transport links... Cash buyers only



## **Lounge**

12' 2" x 11' 9" into chimney breast recess ( 3.71m x 3.58m into chimney breast recess )

Having a front facing double glazed window and door and a central heating radiator.

## **Kitchen**

13' 2" x 11' 9" into chimney breast recess ( 4.01m x 3.58m into chimney breast recess )

Fitted with wall and base units housing the integrated hob, the oven & extractor fan with space and plumbing for a fridge/freezer and a washing machine. Having a rear facing double glazed window & door, a central heating radiator and access to the cellar.

## **Landing**

Having spotlights to the ceiling,

## **Bedroom One**

12' 2" x 11' 10" into chimney breast recess ( 3.71m x 3.61m into chimney breast recess )

Having a front facing double glazed window, a central heating radiator and built in storage.

## **Bedroom Two**

13' 3" x 6' 1" ( 4.04m x 1.85m )

Having a rear facing double glazed window and a central heating radiator.

## **Bathroom**

Fitted with a bath with an electric shower over, a wash hand basin and a W.C. Having a rear facing double glazed window and a heated towel rail.

## **Outside**

To the rear is an enclosed artificial lawn with a decked area.



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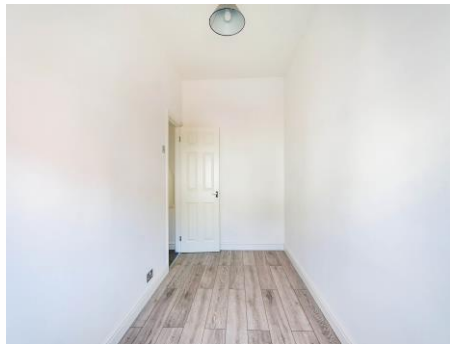
- Two-bedroom mid terraced property
- Well-presented/move in ready.
- Close to local amenities & transport links
- Rear garden & decked area
- CALL NOW!!!

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000 - £90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF113697 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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