



**Lindley Street, Eastwood Rotherham S65 1RS**

**welcome to**

**Lindley Street, Eastwood Rotherham**

£60,000 - NEST OR INVEST - Offering the ideal opportunity for the FTB/investors alike is this two bedroom mid terraced property. Being well placed to local amenities & transport links with rear patio & outdoor storage...CALL TO ARRANGE A VIEWING!!



### **Lounge**

11' 8" into breast x 10' 9" to max point ( 3.56m into breast x 3.28m to max point )

Having a front facing double glazed window, a front facing wooden door and a radiator.

### **Dining Room**

11' 7" into breast x 11' 4" to max point ( 3.53m into breast x 3.45m to max point )

Having a rear facing double glazed window, a radiator and a built in storage cupboard.

### **Kitchen**

8' to max point x 5' 11" to max point ( 2.44m to max point x 1.80m to max point )

Fitted with wall and base units and worktops housing the sink & drainer. Having a side facing double glazed window, a side facing wooden door and a radiator.

### **Bedroom One**

11' 6" into breast x 10' 10" to max point ( 3.51m into breast x 3.30m to max point )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

6' to max point x 14' 3" into recess ( 1.83m to max point x 4.34m into recess )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath,a hand wash basin and a WC.

Having a rear facing double glazed window and a radiator.

### **Outside**

To the rear is a patio with useful outdoor storage.



***view this property online*** [williamhbrown.co.uk/Property/RTF115482](http://williamhbrown.co.uk/Property/RTF115482)



welcome to

## Lindley Street, Eastwood Rotherham

- Two bedroom mid terraced property
- Ideal purchase for the FT/investors alike
- Well placed to local amenities & transport links
- Rear patio
- CALL TO VIEW!!!

Tenure: Leasehold EPC Rating: C

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.

# £60,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF115482](http://williamhbrown.co.uk/Property/RTF115482)



Property Ref:  
RTF115482 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**