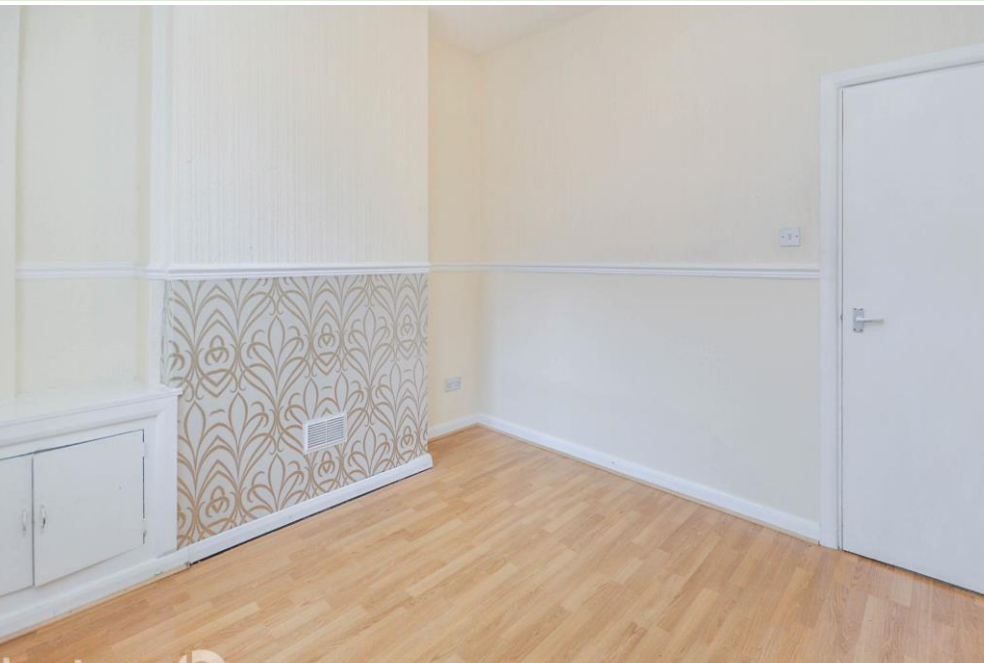




Selborne Street, Eastwood  
Guide Price: £65,000 to £70,000



Neutrally decorated throughout, this well-presented TWO Bedroom mid-terrace property offers an excellent opportunity for FIRST TIME BUYERS or INVESTORS seeking a high yield, low maintenance home close to Rotherham Town Centre and Parkgate Retail Park. The accommodation comprises a cosy Lounge with laminate flooring, leading through to a spacious Kitchen Diner featuring a fitted kitchen with ample space for appliances.

Upstairs, there are Two Bedrooms, one generous Double and one Single with built-in storage, along with a modern Three-piece Bathroom suite.

Outside you will find low maintenance rear garden with handy outbuilding.

The property benefits from a Gas-fired combi boiler, timber framed Double Gazed windows and rear external wall insulation, which enhances both comfort and energy efficiency.

Also included are up to date Gas and Electrical safety certificates, ensuring peace of mind for the next owner. With a predicted rental yield of approximately 11%, this is a

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## ACCOMMODATION

- Two Bedroom Terraced Home
- Ideal Investment Opportunity or FIRST TIME BUYERS purchase
- Open Plan Kitchen Diner
- Neutral Decor Throughout
- Low Maintenance Garden & Outbuilding
- VIRTUAL TOUR AVAILABLE!
- No Onward Chain
- Close to Shops & Town Centre



GROUND FLOOR  
263 sq.ft. (24.4 sq.m.) approx.

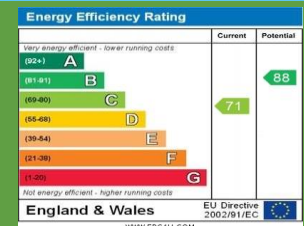
1ST FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.  
We have every effort to ensure the accuracy of the figures provided, but we cannot be held responsible for any errors or omissions. The figures are for information only and should not be used as a basis for any financial decision. Please note that the figures are for information only and should not be used as a basis for any financial decision. Please note that the figures are for information only and should not be used as a basis for any financial decision.

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