



Hatherley Road, Eastwood

Guide Price: £70,000 to £75,000



Freshly decorated throughout, this ready to move into TWO Bedroom mid terrace house offers an excellent opportunity for **FIRST TIME BUYERS** or **INVESTORS** seeking a strong rental yield.

Ideally situated close to Rotherham Town Centre and Parkgate Retail Park, the property combines convenience with great value. The accommodation briefly comprises a neutrally decorated Lounge with laminate flooring, leading through to a bright and spacious Kitchen Diner.

The Kitchen features fitted units, a freestanding cooker, ample space for a dining table, and useful under stairs storage. Upstairs, there are TWO generously sized Bedrooms, with the master benefiting from built in storage. The property also includes a modern three piece Bathroom suite with a full size bath and shower over. Externally, the home offers a rear garden, part paved and part lawn, along with shared side access. Additional benefits include a gas-fired boiler, UPVC double glazing and external wall insulation to both the front and rear, enhancing comfort and energy efficiency. With a predicted rental yield of approximately 12%, this is a fantastic opportunity for investors looking for strong returns in a popular and convenient location. Early

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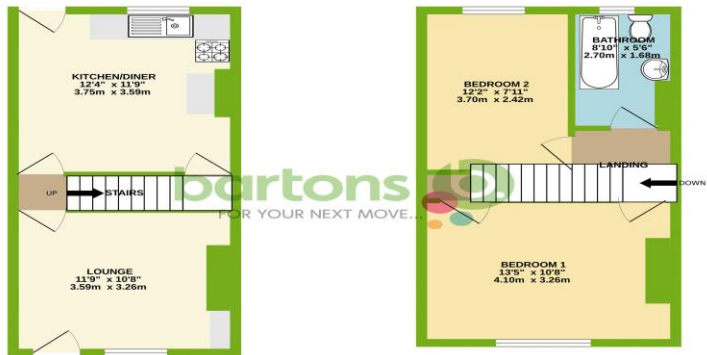
ACCOMMODATION

- Two Bedroom Terraced House
- Freshly decorated throughout
- IDEAL PURCHASE FOR FIRST TIME BUYERS AND INVESTORS!
- Neutral fitted Kitchen / Diner
- Two generously sized Bedrooms
- First floor family Bathroom
- FREEHOLD
- Virtual Tour Available
- Approx Rental yield of 12%



GROUND FLOOR
293 sq. ft. (27.2 sq. m.) approx.

1ST FLOOR
326 sq. ft. (30.3 sq. m.) approx.



TOTAL FLOOR AREA: 620 sq. ft. (57.5 sq. m.) approx.
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EPC TO FOLLOW



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