



Grosvenor Road, Eastwood Rotherham S65 1QP

welcome to

Grosvenor Road, Eastwood Rotherham

£70,000 - NEST OR INVEST! - This two bedroom mid terraced property makes the ideal purchase for the FTB/investors alike. Boasting spacious accommodation with a good sized rear yard...CALL NOW TO VIEW!



Ground Floor

Lounge

Having a front facing double glazed window & wood door, a radiator & an electric fire.

Dining Room

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

Kitchen

Fitted with wall & base units with worktops housing the sink & drainer. Having a side facing wood door, a rear facing double glazed window & the boiler.

First Floor

Bedroom One

Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bathroom

Fitted with a bath, a hand wash basin & a WC. Having a rear facing double glazed window & a radiator.

Outside

To the rear of the property is a concrete patio/yard area.



view this property online williamhbrown.co.uk/Property/RTF117249



welcome to

Grosvenor Road, Eastwood Rotherham

- Two bedroom mid terraced property
- Spacious accommodation throughout
- Ideal purchase for the FTB/investors alike
- Good sized rear patio/yard
- CALL TO VIEW!!!

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117249



Property Ref:
RTF117249 - 0004

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



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



williamhbrown.co.uk