

9 Denman Street, Eastwood, Rotherham, South Yorkshire, S65 1QJ

Offers In Excess Of £40,000

INVESTMENT OPPORTUNITY

A two bedroom middle terraced house in need of cosmetic upgrading situated close to Rotherham Town Centre. The property has gas central heating and is offered for sale with no upward chain.

LIVING ROOM 11'5" x 11'5" (3.48 x 3.49)



With radiator

REAR BEDROOM 7'7" x 12'11" (2.32 x 3.94)



With radiator

KITCHEN 11'5" x 13'0" (3.48 x 3.97)



With Ariston gas combination boiler and double panelled radiator.

BATHROOM 8'11" x 4'11" (2.72 x 1.51)

With three-piece suite

OUTSIDE

Paved rear yard

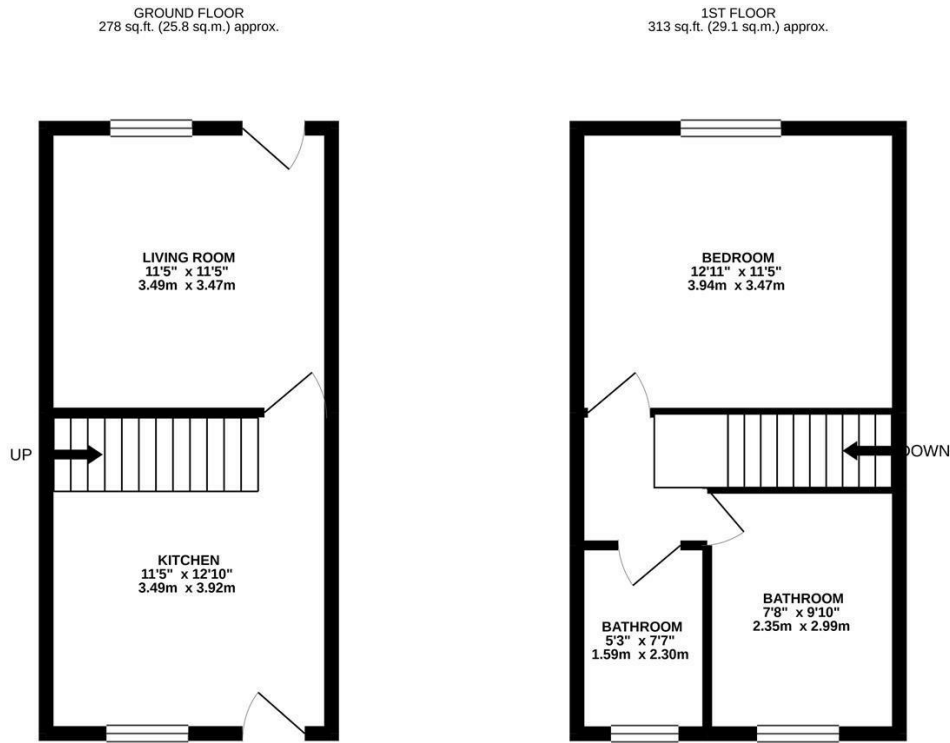
FIRST FLOOR

FRONT BEDROOM 12'11" x 11'5" (3.94 x 3.5)



With radiator and built-in cupboard

Floor Plan

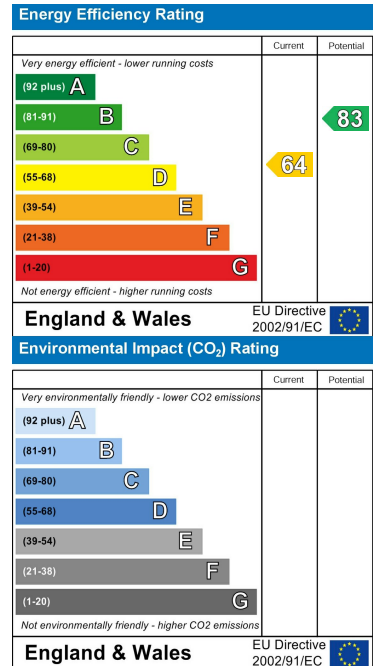


TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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