

bartons 
FOR YOUR NEXT MOVE...

Selborne Street, Eastwood

Guide Price: £65,000 to £70,000



Freshly decorated throughout, this well presented TWO DOUBLE Bedroom mid terrace house offers an excellent opportunity for FIRST TIME BUYERS or INVESTORS seeking a high yield, ideally located close to Rotherham Town Centre and Parkgate Retail Park. The accommodation comprises: Lounge with feature fireplace and laminate flooring, leading through to a spacious Kitchen Diner featuring a fitted kitchen with space for appliances. Upstairs, there are Two generously sized DOUBLE Bedrooms, with the single benefiting from built in storage, along with a Three piece Bathroom suite with full size bath and shower over. Outside you will find a low maintenance rear garden with shared side access. The property benefits from a Gas fired boiler, Timber framed Double Gazed windows and front and rear external wall insulation, which enhances both comfort and energy efficiency. With a predicted rental yield of approximately 11%, this is a fantastic opportunity for investors looking for strong returns in a desirable and convenient location. Be quick to book your viewing!***

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ACCOMMODATION

- Two Bedroom Mid Terrace House
- Ideal Buy-To-Let INVESTMENT or for FIRST TIME BUYERS!
- Large Kitchen Diner with space for appliances
- TWO Double Bedrooms
- First Floor Family Bathroom
- Low Maintenance Rear Garden
- Freehold | Council Tax BAND B
- Virtual Tour Available!



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.9 sq.m.) approx.
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EPC TO FOLLOW

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