



St. Anns Road, Eastwood Rotherham S65 1SA

welcome to

St. Anns Road, Eastwood Rotherham

£80,000 - FIRST STEP ON THE LADDER? - Being situated just on the edge of Rotherham Town Centre, well placed for shops, train/bus links, hospitals & parks - this 2 bed terrace boasts spacious accommodation throughout & a low maintenance yard - CALL NOW!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge

A bright lounge featuring a front-facing double glazed window and entrance door, allowing plenty of natural light. The room also benefits from a central heating radiator, providing warmth and comfort throughout the year.

Kitchen

A fitted kitchen comprising a range of wall and base units with a sink and drainer. There is space and plumbing for a washing machine and space for a fridge/freezer. The room benefits from a rear-facing double glazed window and door, providing natural light and access to the rear of the property, together with a central heating radiator.

Bedroom One

A spacious main bedroom featuring a front-facing double glazed window, allowing for plenty of natural light, and a central heating radiator for added comfort.

Bedroom Two

A good-sized secondary bedroom featuring a rear-facing double glazed window, providing natural light, and a central heating radiator to ensure comfort throughout the year.

Bathroom

A bathroom fitted with a paneled bath, hand wash basin, and WC. The room benefits from a rear-facing double glazed window, providing natural light and ventilation, together with a central heating radiator.

Outside

To the front of the property is a low-maintenance yard, while to the rear is a further enclosed low-

maintenance yard, providing a practical outdoor space with minimal upkeep required.



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St. Anns Road, Eastwood Rotherham

- Two bedroom mid terraced property - Two reception rooms
- Fitted kitchen & bathroom
- Close to Rotherham Town Centre
- Well placed to amenities & transport links
- Ideal purchase for the first time buyers/investors alike

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF115544 - 0002

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.



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