

106 Selborne Street, Eastwood, Rotherham S65 1RR**GUIDE PRICE £27,500**

| VACANT HOUSE

- **Two bedroom inner terrace**
- **Gas central heating**
- **uPVC double glazing**
- **Insulated rear wall**
- **Modern kitchen and bathroom fittings**
- **Requires some upgrading**
- **Potential for owner occupation or investment**

Ground Floor

Sitting Room 3.45m x 2.96m

Inner Lobby

Dining Kitchen 3.92m x 3.49m with a range of modern units

Under Stairs Store

First Floor

Landing

Front Bedroom One 3.47m x 3.01m

Rear Bedroom Two 4.04m x 2.02m with closet

Bathroom / WC 1.37m x 3.06m with white suite

Outside

Rear yard and garden area

EPC Rating C

A full copy of the EPC will be available to view via our website

VIEWING

Tuesdays 10th, 17th & 24th January at 10.30am prompt

Thursdays 12th, 19th & 26th January at 10.30am prompt

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