

1 13 Denman Street, Eastwood, Rotherham, South Yorkshire S65 1QJ

GUIDE PRICE £28,000 PLUS*

VACANT HOUSE

- **Attractive double fronted end terrace house**
- **In need of complete renovation**
- **uPVC windows and double glazing**
- **Convenient residential area**
- **Potential for re-sell or letting**
- **Modern roof covering**
- **Insulated gable end and rear walls**

Ground Floor

Entrance lobby
Dining kitchen 3.68m x 3.45m
Living room 3.86m x 3.74m
Rear entrance lobby
Under stairs store

First Floor

Landing
Bedroom 1 3.68m x 3.43m with boiler cupboard
Bedroom 2 3.91m x 2.05m
Bathroom/WC 2.34m x 1.42m

Outside

Rear yard

EPC Rating D

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

VIEWING

Tuesdays 8th, 15th, 22nd January
at 10am prompt
Thursdays 10th, 17th, 24th January
at 10am prompt

SOLICITORS

Trent Law Solicitors
626 Staniforth Road
Sheffield S9 4LN

