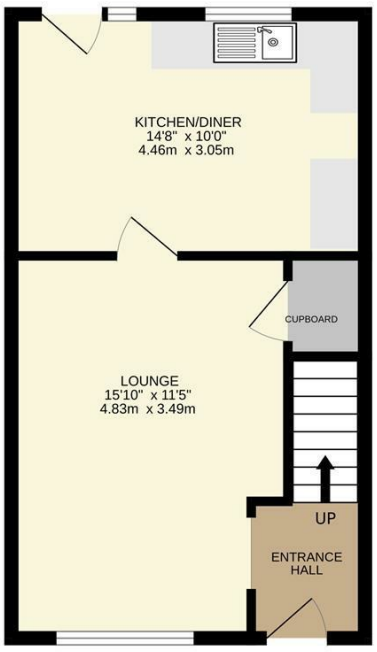
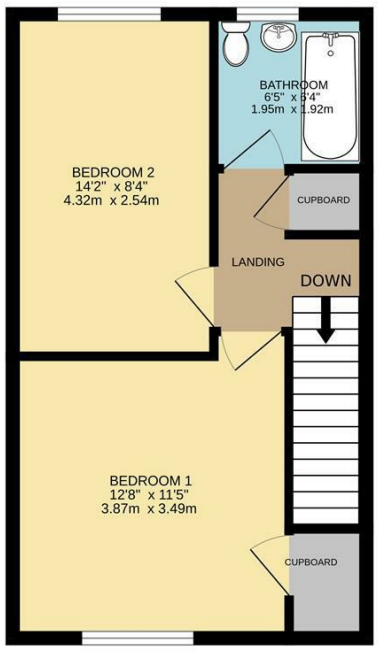
GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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EADON LOCKWOOD & RIDDLE
ESTº 1840



27, Cherry Brook, Rotherham, S65 2DY

O.I.R.O £130,000

27 Cherry Brook, Eastwood, Rotherham, S65 2DY

Description
Situated in the village of Dalton, this two bedroom semi detached property enjoys a tucked away position along a private drive, offering a peaceful setting with excellent potential for buyers looking to renovate and add value.

Requiring a programme of refurbishment throughout, the property presents an exciting opportunity for investors, landlords, or those seeking their next renovation project. Equally, it would make a valuable addition to a rental portfolio or an ideal purchase for buyers looking to create a home tailored to their own tastes.

The accommodation briefly comprises a welcoming front-facing lounge, providing a comfortable reception space, while to the rear is a spacious kitchen/diner overlooking the garden, offering excellent scope for modernisation and redesign.

To the first floor are two bedrooms together with a family bathroom.

Externally, the property benefits from a secure enclosed rear garden, ideal for families, pets, or outdoor entertaining once landscaped. The private drive location enhances the sense of privacy while remaining conveniently positioned for local amenities, schools, transport links, and village facilities.

This is a fantastic opportunity to acquire a property with significant potential in a desirable village location. Early viewing is recommended.

- Two bedroom semi detached property
- Spacious kitchen diner
- Front facing formal lounge
- Upstairs accomidation complete with family bathroom
- Opportunity for renovation or portfolio property
- Private Driveway
- Secure rear garden
- Close to local amenities and major transport links.
- Freehold/Council Tax band A
- Viewings are recommended











