



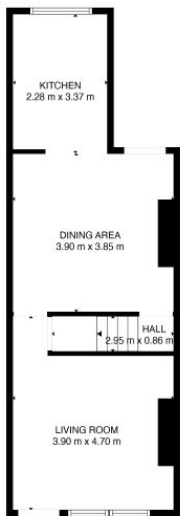
**97 Rotherham Road, S25 3RG**

**£95,000 OffersInRegionOf  
Tenure Freehold**

- **Two Bedroom Terrace**
- **Perfect for first time buyers**
- **Investment Opportunity**

This two-bedroom mid-terrace home offers a fantastic opportunity for either an investment or a first-time purchase. It features two generously sized bedrooms and a modern grey kitchen that adds a contemporary touch. The rear garden includes a charming pergola, perfect for cosy evenings outdoors.

Although the property requires some TLC, this presents the perfect chance to add your own style and create a home that truly reflects your taste. Situated in a convenient location close to local amenities, schools, and transport links, it offers both potential and practicality in equal measure



TOTAL: 84 m<sup>2</sup>  
GROUND FLOOR: 42 m<sup>2</sup>, FIRST FLOOR: 42 m<sup>2</sup>  
WALLS: 6 m<sup>2</sup>

FLOOR PLAN CREATED BY WELLCOME HOMES. MEASUREMENTS OBTAINED FROM VISUAL INSPECTION. NOT GUARANTEED.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	