



## 36 Lancaster Street

Thurnscoe, Rotherham, S63 0HL

£105,000



FIRST TIME BUYER / INVESTOR ALERT!!

Be quick to snap up this lovely 2-bedroom terrace property located in the popular area of Thurnscoe. Ideal for first-time buyers or investors alike, this well-positioned home offers fantastic rental potential of approximately £625–£675 PCM and benefits from excellent local amenities, schools, supermarkets, and convenient transport links, including easy access to the A1(M), M1 motorway network, and Thurnscoe railway station, making it ideal for commuters. The area also offers a strong sense of community along with nearby parks and green spaces, providing a great balance of convenience and lifestyle. Combining affordability, location, and investment potential, this property is sure to attract plenty of interest, so book your viewing today before it's gone!

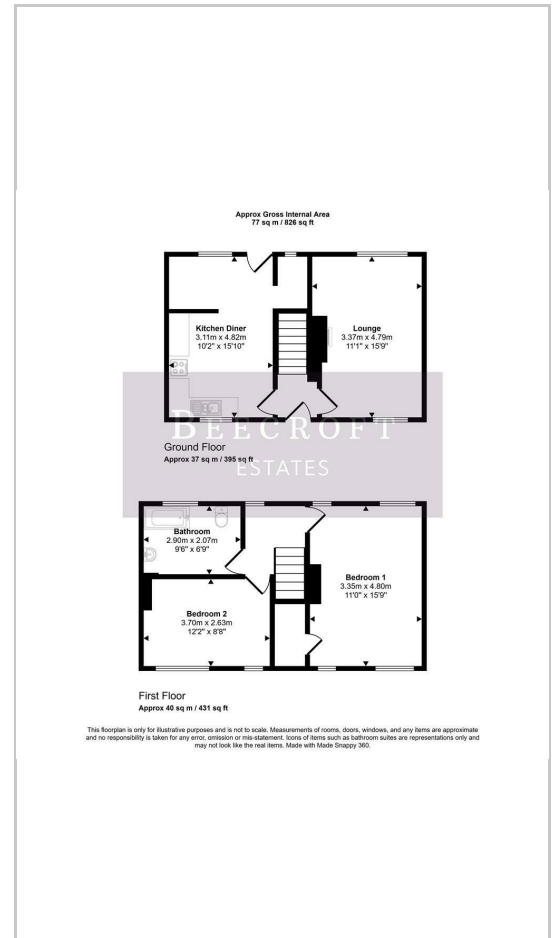


Entrance Lobby  
 Lounge  
 Kitchen/Diner  
 Landing  
 Master Bedroom  
 Bedroom Two  
 Bathroom  
 Exterior

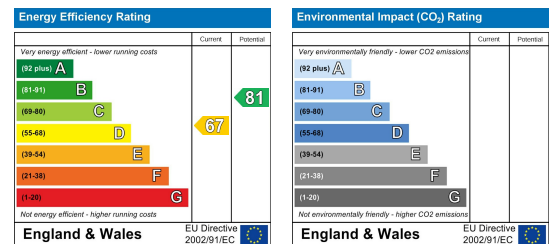
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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