



Lescar Road, Rotherham S60 8DB

Guide Price £185,000

** Guide Price: £185,000 - £195,000 **

SK Estate Agents are delighted to offer to the market for SALE this beautifully presented, two bedroom townhouse located on this new housing development in Waverley, situated close-by to excellent transport links, local parks, shops and outlets and a short distance from the M1 motorway. The accommodation over four floors briefly comprises a welcoming entrance hallway, open-plan living space with contemporary kitchen, downstairs WC, balcony, two good sized bedrooms, en-suite shower room, bathroom, occasional multi-use third floor space, roof terrace for outdoor seating and an allocated parking space.

Tenure: Freehold.



Entrance Hallway

Access is made via the double glazed entrance door, featuring laminate flooring, gas central heating radiator and a storage cupboard housing the combination boiler.

Open-plan Living Area

13'9 x 16'6 (4.19m x 5.03m)

A stunning and stylish kitchen, dining area and a sitting room.

The well designed Karl Benz dining kitchen features a good range of two tone wall and base units with complimentary worktops over incorporating a four ring electric hob and a stainless steel sink and drainer with brushed steel swan-neck mixer tap over. Featuring a fan assisted oven, fitted fridge/freezer, integrated dishwasher, tiled splash-backs, laminate flooring, spotlights to the ceiling and a storage cupboard under stairs, under-counter lighting, two gas central heating radiators and space for a dining room table and chairs.

The sitting room features space for a living room furniture, laminate flooring and floor to ceiling double glazed windows providing ample natural light, remote control blinds and a patio door opening out onto the front patio area.

Downstairs WC

6'4 x 2'9 (1.93m x 0.84m)

A useful downstairs WC having a low flushing WC, wall mounted wash basin, tiled splash-backs, heated towel rail and a laminate flooring.

First Floor Landing

A spacious and bright landing having laminate flooring, a front facing floor-to-ceiling double glazed patio door opening out onto the front balcony, gas central heating radiator and a storage cupboard. A further staircase rises to the second floor.

Bedroom One with En-Suite Shower Room

10'1 x 9'7 (3.07m x 2.92m)

A stunning double bedroom benefiting from laminate flooring, two front facing double glazed windows and a gas central heating radiator.

The en-suite shower room features a low flushing WC, glass shower cubicle with thermostatic shower and a pedestal wash basin. The contemporary shower room further benefits from brick tiled splash-backs, tiled flooring, LED spotlighting and a large fitted vanity mirror.

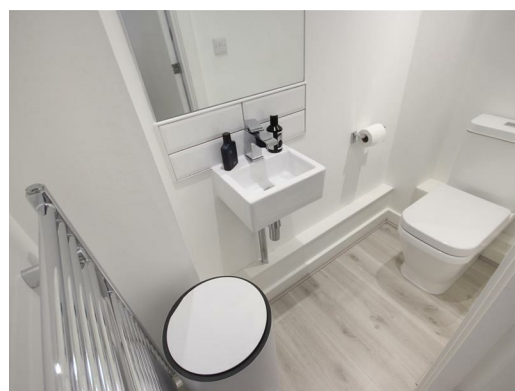
Balcony

17'1 x 2'11 (5.21m x 0.89m)

A large balcony providing space for outdoor seating, overlooking the front of the property.

Second Floor Landing

Having laminate flooring, gas central heating radiator and a front facing floor-to-ceiling double glazed window providing ample natural light.



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Bathroom

10'1 x 4'4 (3.07m x 1.32m)

A contemporary and good sized bathroom featuring a white suite comprising low flushing WC, pedestal wash basin with chrome mixer taps and a corner bath with off-the-taps shower over. Further benefiting from tiled flooring, chrome heated towel rail, fitted vanity mirror, LED spotlighting and brick tile splash-backs.

Bedroom Two

10'1 x 8'7 (3.07m x 2.62m)

A good sized second bedroom situated on the second floor featuring laminate flooring, gas central heating radiator, remote control blinds and a front facing floor-to-ceiling double glazed window.

Third Floor Study

6'4 x 13'1 (1.93m x 3.99m)

The third floor benefits from an open plan multi-use area which can be used for storage or an office area, benefiting from a gas central heating radiator and laminate floor. A large patio door opens out on to the generous private roof terrace.

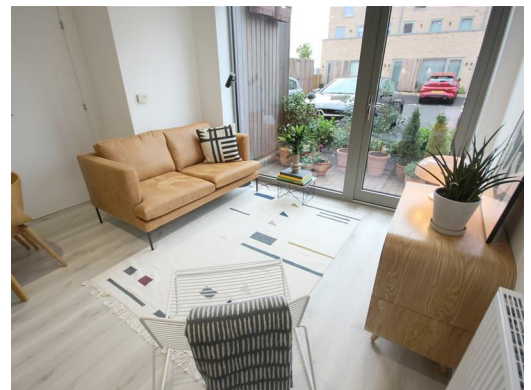
Roof Terrace

9'5 x 13'4 (2.87m x 4.06m)

A good sized outdoor area providing ample seating for seating and entertainment and benefiting from outdoor power socket.

Outside

To the front of the property is an allocated parking space and a patio area providing space for a flower bed. Also having a timber panelled storage area located to the front.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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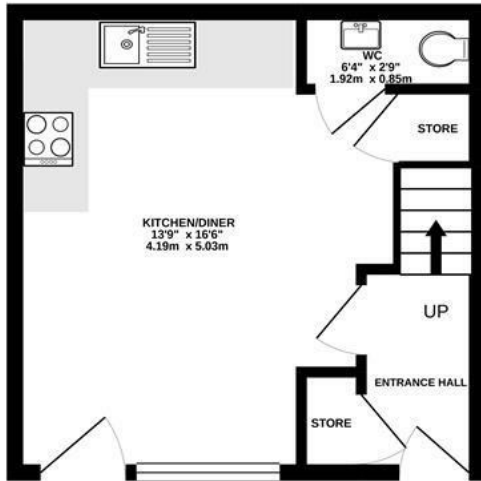
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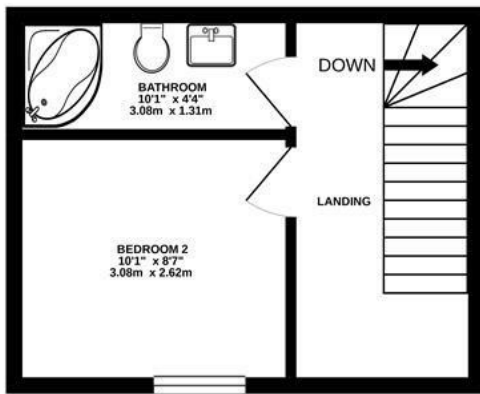
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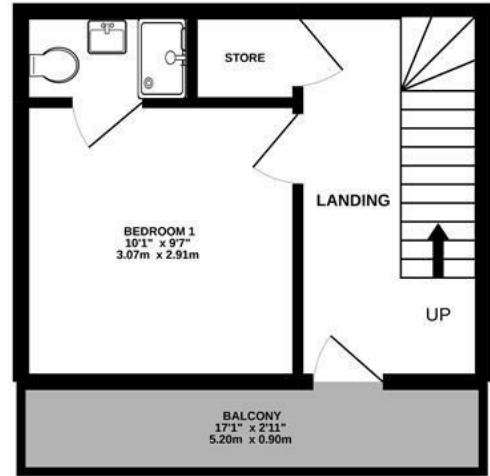
GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



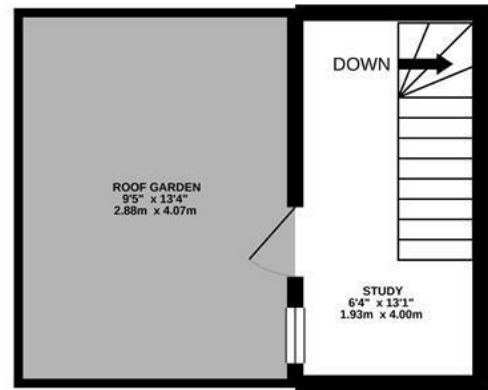
2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
220 sq.ft. (20.4 sq.m.) approx.



3RD FLOOR
88 sq.ft. (8.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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