



Lescar Road, Rotherham S60 8DB

Guide Price £275,000

Guide Price £275,000 - £300,000

SK Estate Agents are delighted to offer to the market this modern, 4 bedroomed townhouse perfect for family living. Located on this new housing development in Waverley and set over three floors, the property is situated close to excellent transport links to Sheffield Parkway and the M1 Motorway, local parks, shops and outlets. The accommodation briefly comprises: entrance hallway, spacious lounge, kitchen diner with integrated appliances, four bedrooms, one with en-suite and Juliette balcony, and family bathroom. Benefitting from enclosed gardens to both sides and two allocated parking spaces.

A viewing is recommended to appreciate the size and standard of accommodation on offer.

Tenure: Freehold



Entrance

Entrance through front facing aluminium glazed door into entrance hallway. Having laminate flooring, gas central heating radiator and carpeted stairs rising to first floor. Also benefiting from cupboard housing meters, fuse board and providing useful additional storage.

Downstairs WC

Fitted with white suite comprising: low flush WC and wall mounted basin. Having laminate flooring and chrome heated towel rail.

Lounge

9'6" x 11'3" (2.92m x 3.43m)

Well presented lounge made bright and airy by virtue of the aluminium door which opens to garden and adjacent aluminium double glazed window. Having laminate flooring, spot lighting to the ceiling and gas central heating radiator.

Kitchen Diner

8'9" x 15'3" (2.68m x 4.65m)

Kitchen diner fitted with a good range of wall and base units with complementary work surface incorporating stainless steel one and a half bowl sink with mixer tap and drainer. Benefiting from integrated appliances to include four ring hob, double oven, fridge/freezer, dishwasher and washing machine. Having laminate flooring, spot lighting to the ceiling, gas central heating radiator and space for dining table. Also having aluminium glazed door opening onto garden and sliding aluminium doors opening to front aspect.

First Floor Landing

Carpeted, having gas central heating radiator, providing access to first floor accommodation and having further carpeted stairs rising to second floor.

Bedroom One

8'10" x 10'7" (2.71m x 3.24m)

Beautifully presented double bedroom having sliding aluminium doors opening to Juliet balcony and benefiting from en-suite. Having carpeted flooring and gas central heating radiator.

En-Suite Shower Room

8'11" x 4'1" (2.72m x 1.27m)

Fitted with white suite comprising: double shower cubicle with sliding glass door and thermostatic shower, pedestal wash hand basin and low flush WC. Having chrome heated towel rails, tiled flooring and tiling to the splashbacks.

Bathroom

6'2" x 6'1" (1.89m x 1.87m)

Part tiled and fitted with white suite comprising: panel bath with shower off taps, low flush WC and pedestal wash hand basin. Having tiled flooring, aluminium double glazed obscured glass window and chrome heated towel rail.

Bedroom Two

9'7" x 11'2" (2.94m x 3.42m)

Further neutrally decorated double bedroom having carpeted flooring, floor to ceiling aluminium double glazed window and gas central heating radiator.



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Second Floor Landing

Providing access to second floor accommodation and roof terrace. Having carpeted flooring, storage cupboard and gas central heating radiator.

Bedroom Three

8'10" x 8'4" (2.70m x 2.55m)

Having side facing aluminium double glazed window, carpeted flooring and gas central heating radiator.

Bedroom Four

8'11" x 6'6" (2.72m x 1.99m)

Having dual aspect aluminium double glazed windows to front and side, carpeted flooring and gas central heating radiator.

Roof Terrace

Having power, lighting and outside tap and providing space for outdoor seating.

Outside

Having enclosed garden to either side which are mainly laid to lawn. Also having two allocated parking spaces.



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



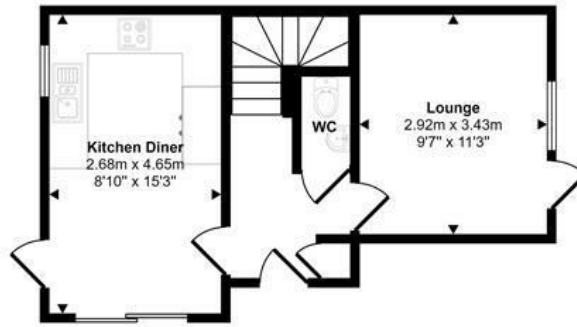
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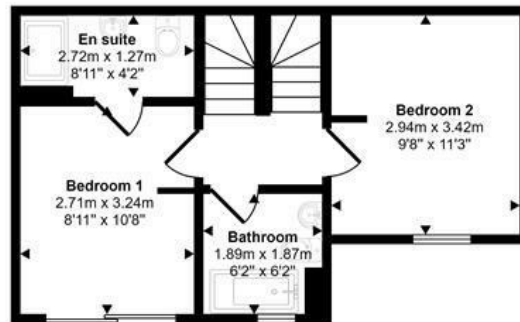
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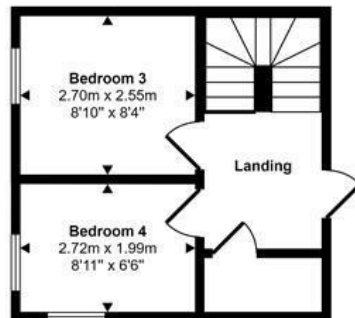
Approx Gross Internal Area
86 sq m / 922 sq ft



Ground Floor
Approx 31 sq m / 337 sq ft



First Floor
Approx 33 sq m / 351 sq ft



Second Floor
Approx 22 sq m / 235 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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