



Lescar Road Waverley Rotherham S60 8DB
Guide Price £190,000

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GUIDE PRICE £190,000-£200,000 Viewing is essential to appreciate this two double bedroom, two bathroom townhouse with a design-led, eco-friendly concept this property offers a high specification and includes a stylish kitchen, bright and airy living space and a stunning signature roof terrace. The property comes with a dedicated parking bay, further visitor parking and five years left on its ten-year new home warranty. Waverley is the perfect location for those wanting great commuting links and fantastic amenities on their doorstep. Just a stone's throw away from the new Olive Lane development and Waverley Lake, and only 5 miles from Sheffield city centre.

Set over four spacious levels, the stylish accommodation briefly comprises; enter through a door into the entrance hall with a storage cupboard which houses the gas boiler and has access into the open plan kitchen and living area. The kitchen has handleless units with contrasting quality worktops. Integrated appliances include a fridge, freezer, dishwasher, electric oven and a four ring ceramic hob with extractor above. There is an under stair utility with plumbing for a washing machine and access into a downstairs WC. The large window allows lots of natural light.

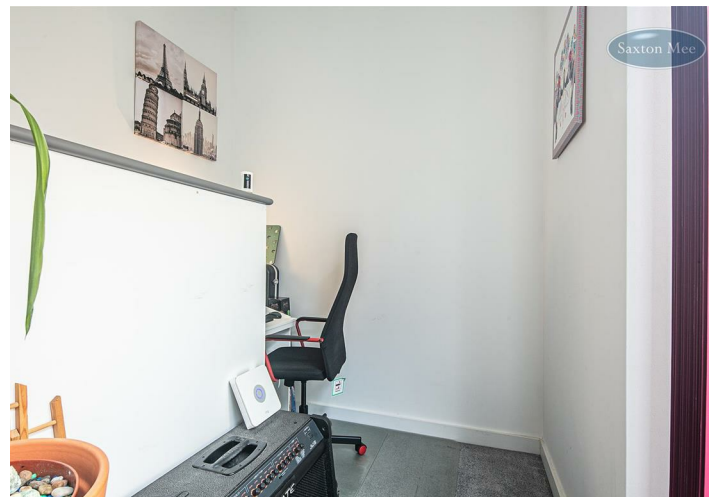
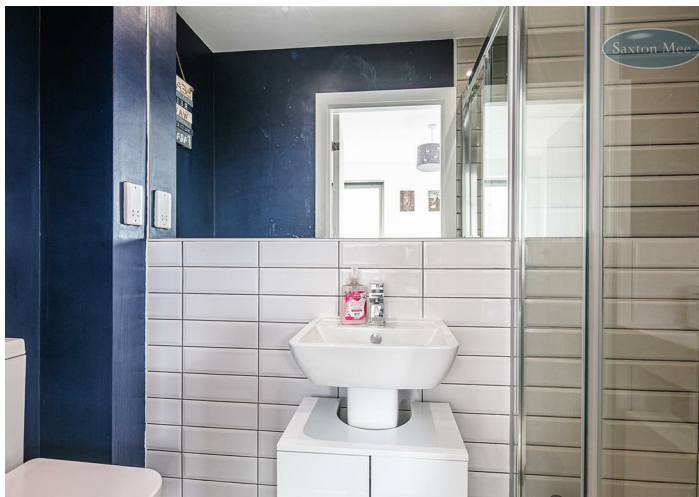
From the entrance hall, a staircase rises to the first landing with a storage cupboard and access to a balcony with composite decking and the master bedroom which has the added advantage of en-suite shower room with WC and wash basin.

A further staircase rises to the second floor with a further double bedroom and the main bathroom. The well appointed bathroom has a three piece suite including a bath with shower attachment, WC and wash basin.

A further staircase rises to the third floor with a study and access to the roof terrace with composite decking and artificial grass.

- TWO DOUBLE BEDROOM/TWO BATHROOM TOWNHOUSE
- PRIVATE ROOF GARDEN & BALCONY
- BRIGHT, AIRY & SPACIOUS WITH EXPANSIVE GLAZING
- OPEN PLAN LIVING, KITCHEN & DINING SPACE
- KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- GREAT LOCATION, CLOSE TO MOTORWAY NETWORK & SHEFFIELD CITY CENTRE
- ALLOCATED PARKING SPACE & VISITOR PARKING
- WELL-KEPT COMMUNAL AREAS
- FREEHOLD





OUTSIDE

Well-kept communal areas. Allocated parking space and three further visitor parking spaces.

LOCATION

Waverley is an exciting new community in the heart of the Sheffield City Region, just 5 miles from Sheffield City Centre, and is perfect for those wanting great commuting links and amenities on their doorstep. Adjacent to the Advanced Manufacturing Park (AMP), Waverley is an innovative regeneration scheme that has feature new homes, lakes and a school alongside a new village centre. Olive Lane, the proposed 'Heart of the Community' scheme, will provide residents with local independent retailers, coffee shops, restaurants, community hub and medical centre.

MATERIAL INFORMATION

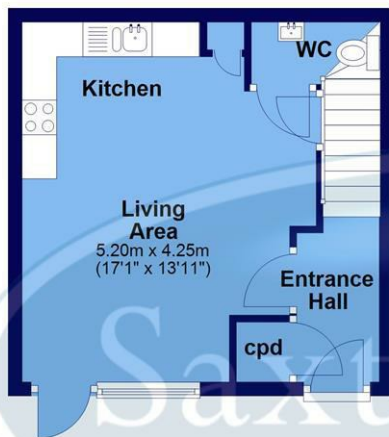
The property is Freehold and currently Council Tax Band B.

VALUER

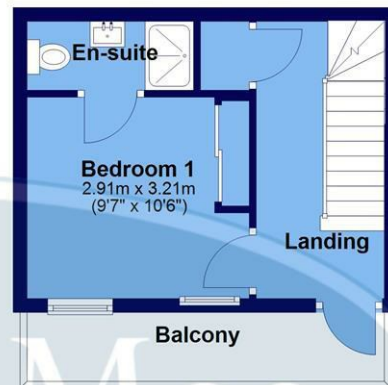
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

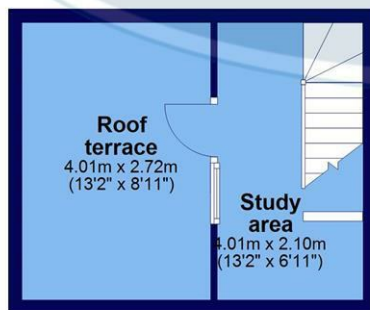
Approx. 26.9 sq. metres (289.3 sq. feet)



Approx. 20.7 sq. metres (222.8 sq. feet)



Approx. 19.7 sq. metres (212.3 sq. feet)



Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 88.0 sq. metres (947.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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