

Windle Court, Treeton Rotherham S60 5UX



welcome to

Windle Court, Treeton Rotherham

£120,000 - INVEST IN THE BEST - Offered to market is this spacious ground floor apartment located in the popular Treeton area. Well placed to local amenities and transport links it is the ideal purchase for the commuter. CALL NOW TO VIEW!!!

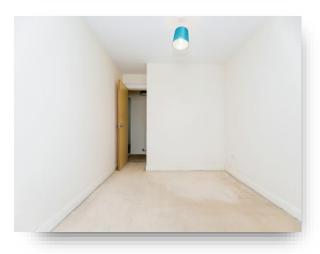












Entrance Hall

Having a side facing door, a central heating radiator and a built in storage cupboard.

Lounge

10' 6" to maximum point x 16' 2" to maximum point (3.20m to maximum point x 4.93m to maximum point) Having front facing double glazed French doors and two central heating radiators.

Kitchen

12' 2" to maximum point x 7' 4" to maximum point (3.71m to maximum point x 2.24m to maximum point) Fitted with wall and base units housing the integrated hob, the oven, the extractor fan and the washing machine with worktops housing the sink & drainer. Having a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

Bedroom One

12' 7" to maximum point x 10' 1" to maximum point (3.84m to maximum point x 3.07m to maximum point) Having a front facing double glazed window and a central heating radiator.

Bedroom Two

8' 11" to maximum point x 12' into recess (2.72m to maximum point x 3.66m into recess) Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a central heating radiator, an extractor fan, spotlights to the ceiling and a useful built in storage cupboard.

Outside

Benefiting from an allocated parking space & visitor parking along with communal gardens.





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Windle Court, Treeton Rotherham

- Two bedroom ground floor apartment
- Spacious accommodation throughout
- Close to local amenities & transport links
- Plenty of storage throughout
- Off road parking & communal gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



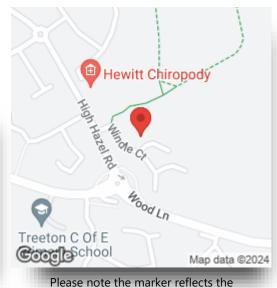


view this property online williamhbrown.co.uk/Property/RTF114856



Property Ref: RTF114856 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

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