









welcome to

Cherry Wood Way, Waverley Rotherham

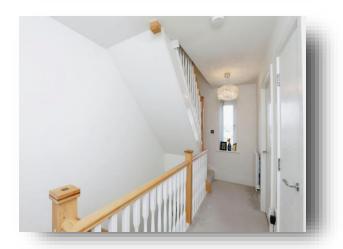
PICTURE PERFECT - This absolutely stunning FOUR bedroom semi-detached is offered to market making the ideal purchase for the family buyer. Boasting modern & spacious accommodation throughout, off road PARKING and a delightful rear GARDEN...What are you waiting for??? CALL NOW!!!













Entrance Hall

Having a front facing double glazed door, a radiator and understairs storage cupboard.

Kitchen

9' 9" to maximum point x 11' 8" to maximum point (2.97m to maximum point x 3.56m to maximum point)
Fitted with wall and base units housing the integrated hob, the oven, extractor fan, the microwave and the fridge/freezer with worktops housing the sink & drainer. Having a front facing double glazed window and spotlights to the ceiling.

Dining Room

13' 6" into recess x 12' to maximum point (4.11m into recess x 3.66m to maximum point)
Being open plan through to the Kitchen & the Lounge having a radiator, spotlights tot he ceiling, a built in storage/utility room and the downstairs W.C.

Downstairs W.C.

Fitted with a hand wash basin and a W.C. Having a radiator, an extractor fan and spotlights to the ceiling.

Lounge

9' 9" to maximum point x 17' 2" to maximum point (2.97m to maximum point x 5.23m to maximum point) Having rear facing double glazed bi fold doors and a radiator.

Landing

Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom One

10' 5" onto fitted wardrobes x 9' 10" into recess (3.17m onto fitted wardrobes x 3.00m into recess) Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

En Suite

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed obscured

window, a heated towel rail, an extractor fan and spotlights to the ceiling.

Bedroom Two

8' 3" to maximum point x 9' 10" to maximum point (2.51m to maximum point x 3.00m to maximum point) Having a front facing double glazed window and a radiator.

Second Floor Landing

Having a radiator and a built in storage cupboard housing the boiler.

Bedroom Three

8' 4" into recess x 13' 8" to maximum point (2.54m into recess x 4.17m to maximum point) Having two front facing double glazed windows, a radiator and a built in storage cupboard.

Bedroom Four

9' 3" to maximum point x 13' into fitted wardrobes (2.82m to maximum point x 3.96m into fitted wardrobes) Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

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 heated towel rail, an extractor fan and spotlights to the ceiling.

Outside

To the side of the property is a drive providing off road parking.

To the rear is a well presented lawned garden with a patio area.





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Cherry Wood Way, Waverley Rotherham

- Four bedroom semi detached
- Beautifully presented throughout with spacious living
- Sought after modern development.
- Ideal family purchase
- Low maintenance rear garden

Tenure: Freehold EPC Rating: B

offers in excess of

£340,000

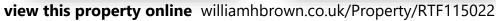








Please note the marker reflects the postcode not the actual property





Property Ref: RTF115022 - 0004 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.





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