









## welcome to

# **Waverley Walk, Waverley Rotherham**

£315,000 - YOUR SEARCH ENDS HERE! - This stylish & modern property represents an ideal family purchase and offers well-proportioned accommodation in a prime location on this new development. Close to local amenities & having good access links to M1/Parkway. CALL NOW













#### **Entrance Hall**

Having a front facing double glazed door and a radiator.

#### **Downstairs W.C.**

Fitted with a hand wash basin and a W.C. along with an extractor fan. Having a rear facing double glazed window, a radiator and spotlights to the ceiling.

## **Lounge / Dining Room**

14' 4" into recess x 13' 4" into recess ( 4.37m into recess x 4.06m into recess )

Having rear facing double glazed bi fold doors, built in storage units and a radiator.

#### Kitchen

9' 7" into recess x 10' 7" to maximum point ( 2.92m into recess x 3.23m to maximum point )
Fitted with wall and base units housing the integrated hob, the oven, the microwave, fridge/freezer and the dishwasher. Having a front facing double glazed window and spotlights to the ceiling.

## Landing

Having a front facing double glazed window and a radiator.

### **Bedroom One**

10' 1" into recess x 12' 1" into recess ( 3.07m into recess x 3.68m 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**

10' to maximum point x 14' 6" to maximum point ( 3.05m to maximum point x 4.42m to maximum point ) Having a front facing double glazed window and a

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

## **Second Floor Landing**

Having a storage cupboard housing the boiler and providing access to the loft.

#### **Bedroom Three**

11' 2" into recess x 13' 6" into recess ( 3.40m into recess x 4.11m into recess )

Having two front facing double glazed windows and a radiator.

#### **Bedroom Four**

9' 2" into recess x 12' 1" into recess ( 2.79m into recess x 3.68m into recess )

Having a rear facing double glazed window and a radiator.

#### **Outside**

To the front is an artificial lawned garden and a drive providing off road parking for two cars.

To the rear is a landscaped garden with an artificial lawn, a patio and a large shed.





## welcome to

## **Waverley Walk, Waverley Rotherham**

- Four bedroom family sized accommodation
- Modern interior throughout boasting open plan lounge/diner/kitchen
- Off street parking for two cars
- Situated on the ever popular Waverley estate
- Perfectly placed for Motorway & Sheffield links

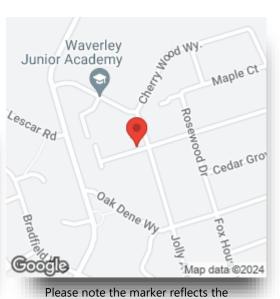
Tenure: Freehold EPC Rating: B

# £315,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115016



Property Ref: RTF115016 - 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.





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