



Waverley Walk, Waverley Rotherham S60 8BB

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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115016 - 0002

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