

Mitchell Way, Waverley Rotherham S60 8AR



welcome to

Mitchell Way, Waverley Rotherham

£300,000 - THIS IS THE ONE - Offered to market is this stunning four bedroom linked property making the perfect purchase for the family buyer. Boasting well presented and spacious accommodation over three levels...DON'T MISS OUT!!!













Entrance Hall

Having a front facing double glazed door and the stairs to the first floor landing.

Kitchen

9' 10" x 9' 10" (3.00m x 3.00m) Being open into the Lounge/Diner, fitted with wall and base units housing the integrated, hob, double oven, fridge/freezer and dishwasher. Having a front facing double glazed window and spotlights to the ceiling.

Lounge / Diner

17' 5" x 33' 3" ($5.31m \times 10.13m$) Having rear facing bi fold doors leading to the garden, a radiator and a built in storage cupboard.

Downstairs Wc

Fitted with a hand wash basin, a WC and a radiator.

Landing

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

Bedroom One

9' 11" x 10' 11" plus fitted wardrobes (3.02m x 3.33m plus fitted wardrobes) 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 WC. Having a rear facing double glazed window and a radiator.

Bedroom Two

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

Bedroom Three

13' 8" x 9' 2" (4.17m x 2.79m) Having two front facing double glazed windows, a radiator and a built in storage cupboard.

Bedroom Four

radiator.

Bathroom

Outside

patio.

12' 11" x 9' 4" (3.94m x 2.84m)

spotlights to the ceiling.

To the front are two parking spaces.

Having a rear facing double glazed window and a

Fitted with a bath, a hand wash basin and a WC.

Having a rear facing double glazed window and

To the rear is an enclosed lawned garden with a



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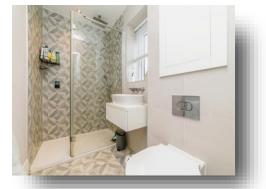
Mitchell Way, Waverley Rotherham

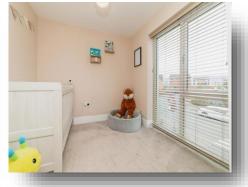
- Four bedroom linked property
- Well presented and spacious accommodation throughout
- Ideal purchase for the family buyer
- Two allocated parking spaces
- Rear garden & patio

Tenure: Freehold EPC Rating: B

offers in the region of

£300,000





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Property Ref:

RTF115311 - 0004

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.

e william h brown



R

01709 829935

rotherham@williamhbrown.co.uk

32 Man Yorkshi

32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk



Please note the marker reflects the postcode not the actual property