

Lescar Road, Waverley Rotherham S60 8DB



welcome to

Lescar Road, Waverley Rotherham

£240,000 - CONTEMPORARY LIVING AT IT'S FINEST - Offered to market is beautifully presented three bedroom Townhouse on the popular Waverley estate. Boasting contemporary & neutral decor throughout - just bring your things and move in...NOT TO BE MISSED!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Kitchen / Lounge / Diner

17' 8" x 14' 1" (5.38m x 4.29m) Being an open plan space, the kitchen is fitted with wall and base units housing the integrated hob, oven, fridge/freezer and dishwasher with coordinating worktops housing the sink & drainer, spotlights to the ceiling and useful understairs storage.

The lounge features a front facing double glazed door and window providing access to the front garden and a radiator.

Downstairs Wc

Fitted with a hand wash basin and a WC.

First Floor Landing

Having a radiator, the stairs leading to the second floor and a front facing double glazed door leading to the balcony.

Bedroom One

11' 2" x 11' 9" ($3.40m\ x\ 3.58m$) Having two front facing double glazed windows and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having spotlights to the ceiling.

Second Floor Landing

Having a built in storage cupboard and the stairs to the third floor.

Bedroom Two

11' 2" x 13' (3.40m x 3.96m) Having two front facing double glazed windows and a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin and



a WC.

Third Floor Landing

Having a radiator and a side facing double glazed door leading to the roof terrace.

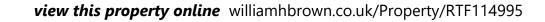
Bedroom Three / Office

6' 4" x 6' 5" plus recess ($1.93m\ x\ 1.96m\ plus\ recess$) Currently used as an office space having a side facing double glazed window and a radiator.

Outside

To the front is a beautifully presented lawned garden.

To the rear is allocated off road parking.





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Lescar Road, Waverley Rotherham

- Three bedroom Townhouse
- Amazingly presented throughout move in ready
- Located on a highly sought after development Phase 2 build
- Close to local amenities & schools
- Front garden/first floor balcony/roof terrace

Tenure: Freehold EPC Rating: B

£240,000





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Property Ref: RTF114995 - 0003 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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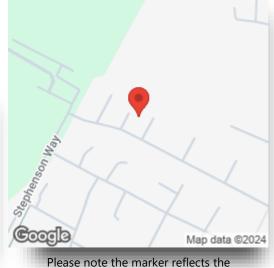
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postcode not the actual property