



**Acorn Way, Sunnyside Rotherham S66 3XH**

**welcome to**

**Acorn Way, Sunnyside Rotherham**

GUIDE PRICE £110,000 - £120,000 - FIRST STEP ON THE LADDER? - Offered to market is this spacious two-bedroom GROUND FLOOR FLAT making the ideal purchase for the FTB. Boasting TWO bathrooms including en-suite and allocated PARKING...CALL TO VIEW!!!



### **Lounge**

14' 2" to max point x 16' 11" ( 4.32m to max point x 5.16m )

Having two front facing double glazed windows and a radiator.

### **Kitchen**

5' 4" x 8' 10" ( 1.63m x 2.69m )

Fitted with wall and base units housing the hob, the oven & the dishwasher with worktops housing the sink & drainer. Having a side facing window and a radiator.

### **Bedroom One**

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

Having a rear facing double glazed window and a radiator.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window.

### **Bedroom Two**

10' 1" x 8' 5" ( 3.07m x 2.57m )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath, a hand wash basin and a WC.  
Having a heated towel rail.

### **Outside**

Benefiting from an allocated parking space providing off road parking.



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## Acorn Way, Sunnyside Rotherham

- Two bedroom ground floor flat
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Two bathrooms inc en-suite
- Allocated parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£110,000 - £115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115382 - 0003

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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.



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