









welcome to

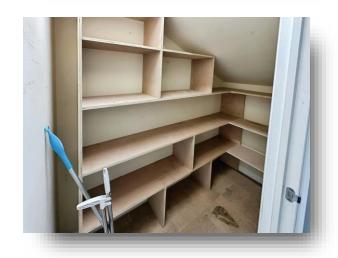
Calver Way, Waverley Rotherham

£260,000-£270,000 - FIRST STEP ON THE LADDER?-Situated in this highly sought after modern development, this three bedroom semi boasts absolutely stunning accommodation from top to bottom, a modern kitchen, an en-suite & a driveway providing off street parking - WHAT ARE YOU WAITING FOR?! CALL NOW!













Entrance Hall

Having a front facing door and a radiator.

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Being an irregular shape room having a front facing double glazed window and a radiator.

Inner Hall

To one side of the hall is a downstairs WC fitted with a hand wash basin and a WC. To the opposite side there is an understairs storage cupboard fully shelved along three walls ideally providing extra Kitchen storage.

Kitchen / Diner

15' 5" x 13' 2" (4.70m x 4.01m)

Fitted with wall and base unit housing the integrated hob, oven & fridge/freezer with worktop housing the sink& drainer. Having rear facing double glazed patio doors and a radiator.

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)

Having a front facing double glazed window and a radiator.

En Suite

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

Bedroom Two

8' 11" x 11' (2.72m x 3.35m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

11' 9" x 6' 7" (3.58m x 2.01m)

Having a rear facing double glazed window, a radiator and fitted wardrobes making an ideal dressing room with plenty of room for a single bed.

Bathroom

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

Outside

To the front & side of the property is a drive providing off road parking.

To the rear is a maintenance free artificial lawn with a patio area and a summer house.

Summer House

15' 8" x 8' 7" (4.78m x 2.62m)

A versatile space fitted with electrical sockets, lighting & storage heaters. Perfect for any at home busisness venture, a bar for entertaining or gym. Also benefiting from fitted hygiene flooring with a separate entry point without the need for access through the property.





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Calver Way, Waverley Rotherham

- Modern style three bedroom semi detached
- Beautifully presented throughout move in ready
- Downstairs WC, en suite & family bathroom
- Drive providing off road parking
- Well maintained rear garden with Summer House

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

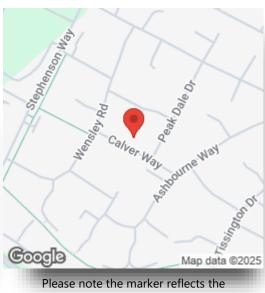
guide price

£260,000









postcode not the actual property

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Property Ref: RTF116185 - 0004 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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