



Calver Way, Waverley Rotherham S60 8AF

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 business 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116185 - 0004

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