



Acorn Way, Sunnyside ROTHERHAM S66 3XH

welcome to

Acorn Way, Sunnyside ROTHERHAM

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" x 16' 11" (4.32m 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

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116389 - 0002

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.

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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