



Treeton Way, Catcliffe Rotherham S60 5WP

welcome to

Treeton Way, Catcliffe Rotherham

GUIDE PRICE £260,000-£270,000 PREPARE TO BE CHARMED - This beautiful and cosy three bed detached property boasts well presented and spacious accommodation throughout. Close to local amenities and transport links and benefiting from a delightful enclosed rear garden and off road parking.CALL NOW!!!



Entrance Hall

Having a front facing double glazed door and radiator.

To the rear of the property is a lawn and patio area.

Downstairs Wc

Fitted with a wash hand basin, and W.C.

Lounge

11' 11" x 16' 4" (3.63m x 4.98m)

Having a front and side facing double glazed window and a central heating radiator.

Kitchen/Diner

10' 8" x 15' 7" (3.25m x 4.75m)

The contemporary open-plan kitchen diner has rear facing patio doors and is fitted with wall and base units housing the hob, the oven and the extractor fan along with the integrated fridge/freezer, dishwasher & washing machine.

Landing

Bedroom 1

8' 9" x 14' Into recess (2.67m x 4.27m Into recess)

The master bedroom has front facing double glazed window and radiator. The main bedroom also benefits from an en-suite comprising of a shower, WC, hand wash basin and radiator.

Bedroom 2

8' 6" x 10' 4" (2.59m x 3.15m)

Bedroom 2 has a rear facing double glazed window and fitted wardrobes.

Bedroom 3

9' 1" x 6' 5" (2.77m x 1.96m)

Bedroom 3 has a front facing double glazed window and radiator.

Bathroom

Fitted with a bath, a wash hand basin and a W.C.
Having a central heating radiator.

Outside

To the front of the property is a driveway providing off road parking.



view this property online williamhbrown.co.uk/Property/RTF116064



welcome to

Treeton Way, Catcliffe Rotherham

- Three bedroom detached
- Beautifully presented accommodation throughout
- Close to local amenities and transport links
- Well presented rear garden & patio
- Off road parking

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116064](https://www.williamhbrown.co.uk/Property/RTF116064)



Property Ref:

RTF116064 - 0005

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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)