









welcome to

Lescar Road, Waverley Rotherham

£230,000 - CONTEMPORARY LIVING AT IT'S FINEST - Offered to market is beautifully presented three bedroom Townhouse on the popular Waverley estate. Boasting contemporary decor throughout - just bring your things and move in...NOT TO BE MISSED!!!

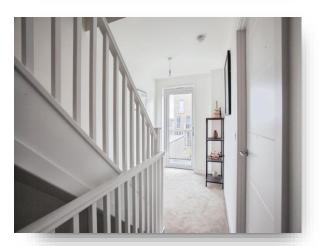












Entrance Hall

Having a front facing door.

Downstairs W.C.

Fitted with a wash hand basin & a WC.

Lounge / Kitchen

17' 8" x 13' 10" (5.38m x 4.22m)

Having a front facing window & door, a radiator & a built in storage cupboard. The kitchen is fitted with wall and base units housing the integrated hob, oven & fridge/freezer with worktops housing the sink & drainer.

Bedroom One

13' 4" x 17' 4" (4.06m x 5.28m)

Having two front facing double glazed windows, a radiator & built in storage cupboard.

En Suite

Fitted with a shower cubicle, a wash hand basin & a WC. Having a radiator.

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)

Having two front facing double glazed windows and a radiator.

Bathroom

Fitted with a bath & a shower, a wash hand basin & a WC. Having spotlights & a radiator.

Bedroom Three

 6° 2" x 8° 3" (1.88m x 2.51m)

Having a side facing window & a radiator.

Outside

To the front of the property is a drive with an EV charger & heat pump.

Also benefiting from a roof terrace.





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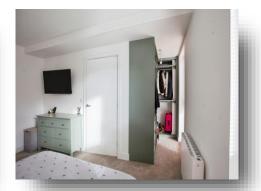
- Three bedroom Townhouse
- Well presented throughout move in ready
- Located on a highly sought after development
- Close to local amenities
- Off road parking & roof terrace

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£230,000









view this property online williamhbrown.co.uk/Property/RTF116710



Property Ref: RTF116710 - 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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