









## welcome to

# **Acorn Way, Sunnyside Rotherham**

£120,000 - FIRST STEP ON THE LADDER? - Offered to market is this spacious two bedroom TOP FLOOR FLAT making the ideal purchase for the FTB. Boasting well presented accommodation throughout with allocated PARKING & being well placed to local amenities & transport links...CALL TO VIEW!!!

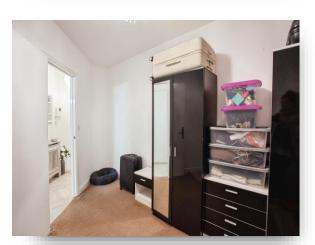












#### **Entrance Hall**

Having two radiators & a built in storage cupboard.

#### Lounge

13' 7" into recess x 14' 6" ( 4.14m into recess x 4.42m ) Having front facing double glazed patio doors to Juliet balcony & two radiators.

#### **Kitchen**

7' 2" x 13' 7" into recess ( 2.18m x 4.14m into recess ) Fitted with wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer & washing machine with worktops housing the sink & drainer. Having a front facing double glazed window, a radiator & the combi boiler.

#### **Bedroom One**

 $9' \ 8'' \ x \ 11' \ 2'' \ ( \ 2.95m \ x \ 3.40m \ )$  Having a front facing double glazed window, a radiator & the loft hatch.

#### **Bedroom Two**

14' 5" into recess x 10' 4" into recess ( 4.39m into recess x 3.15m into recess )

Being an irregular shaped room having a front facing double glazed window & a radiator.

#### **Bathroom**

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





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# **Acorn Way, Sunnyside Rotherham**

- Two bedroom top floor flat
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investor
- 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.

# £120,000







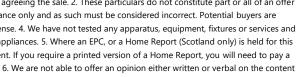


Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RTF116761



Property Ref: RTF116761 - 0003 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 quidance 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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