



Acorn Way, Sunnyside Rotherham S66 3XH

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](https://www.williamhbrown.co.uk/Property/RTF116761)



Property Ref:
RTF116761 - 0003

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