



Lescar Road, Waverley Rotherham S60 8DB

welcome to

Lescar Road, Waverley Rotherham

£195,000 CONTEMPORARY LIVING AT IT'S FINEST - Offered to market is beautifully presented two 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.

Lounge / Kitchen / Diner

17' 9" x 13' 10" (5.41m x 4.22m)

Being an open plan space fitted with wall and base units housing the integrated hob oven, fridge/freezer & dishwasher. Having a front facing window & door & spotlights to the ceiling.

Downstairs W.C

Fitted with a hand wash basin & WC.

First Floor Landing

Having a built in storage cupboard and access to the balcony.

Bedroom One

10' 6" x 9' 2" (3.20m x 2.79m)

Having two front facing double glazed windows & a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC.

Second Floor Landing

Bedroom Two

8' 2" x 10' 5" (2.49m x 3.17m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a corner bath with a shower over, a hand wash basin and a WC.

Office

13' 1" x 6' 11" (3.99m x 2.11m)

Currently used as an office space having a side facing door to the roof terrace.

Outside

To the front of the property is an allocated parking space & a communal lawned garden.



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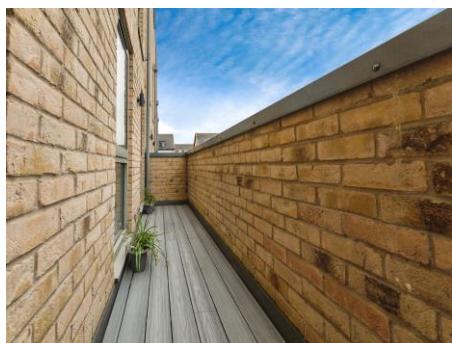
Lescar Road, Waverley Rotherham

- Two bedroom Townhouse
- Beautifully presented throughout - move in ready
- Located on a highly sought after development
- Close to local amenities & schools
- Garden/first floor balcony/roof terrace

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£195,000



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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.



Property Ref:
RTF116919 - 0003

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