



**Falconer Way, Treeton Rotherham S60 5UQ**

**welcome to**

## **Falconer Way, Treeton Rotherham**

£125,000 - JUST STARTING OUT? - Offered to market is this beautifully presented two bedroom second floor flat. An ideal opportunity for the FTB/Commuter this is not to be missed. Benefiting from allocated parking & being well placed to transport links...CALL TO VIEW!!!



**Lounge / Dining Room**

Having a front facing double glazed window & two radiators.

**Kitchen**

Fitted with wall & base units housing the induction hob, oven & washing machine/dryer with worktops housing the sink & drainer. There is also space for a fridge/freezer. Having a rear facing double glazed window.

**Bedroom One**

Having a front facing double glazed window & a radiator.

**Bedroom Two**

Having a front facing double glazed window & a radiator.

**Bathroom**

Fitted with a bath with a shower, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.



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welcome to

## Falconer Way, Treeton Rotherham

- STUNNING two bedroom second floor flat
- Beautifully presented throughout
- Well placed to local amenities & transport links
- Allocated parking
- **VIEW NOW**

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A 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.

# £125,000



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Property Ref:  
RTF116951 - 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.

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.



Please note the marker reflects the  
postcode not the actual property

 william h brown



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