



**Windle Court, Treeton Rotherham S60 5UX**



**welcome to**

**Windle Court, Treeton Rotherham**

INVEST IN THE BEST!! Offered to the market is this lovely apartment. It would make an ideal investment being a short distance to Sheffield City Centre, Waverley Manufacturing Park & local shopping areas. It would also make a good commuter base with its close location to the M1 motorway. VIEW NOW!!



### **Lounge/ Diner**

10' 8" x 16' 5" ( 3.25m x 5.00m )

Having a double glazed French door to the front, a Juliette balcony and a central heating radiator.

### **Kitchen/ Diner**

7' 7" x 12' 2" ( 2.31m x 3.71m )

Having wall and base units, an integral oven/hob & extractor, space for a fridge freezer, a double glazed window to the rear and a central heating radiator.

### **Landing**

Having a built in storage cupboard, access to the intercom and a central heating radiator.

### **Bedroom One**

10' 1" x 12' 8" ( 3.07m x 3.86m )

Having a double glazed window to the front and a central heating radiator.

### **Bedroom Two**

9' 7" x 11' 4" ( 2.92m x 3.45m )

Having a double glazed window to the rear, access to the loft and a central heating radiator.

### **Bathroom**

Fitted with a panelled bath with a shower over, a wash basin, a low flush W.C., built in storage, a central heating radiator and a double glazed window to the rear.

### **Outside**

To the front of the property is an allocated parking space plus visitors parking.

To the rear of the property is a communal garden.

William H Brown are now in receipt of an offer for the sum of £91,000 for 39 Windle Court. Anyone wishing to place an offer on the property should contact William H Brown, Rotherham on 01709 829935 prior to exchange of contracts.



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## **Windle Court, Treeton Rotherham**

- Secure intercom access
- Ample off street parking
- Close to Ulley Reservoir and beautiful countryside
- Excellent access to the Sheffield Parkway and M1
- Near to the Waverley Manufacturing Park

Tenure: Leasehold EPC Rating: C

# £95,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
RTF109770 - 0006

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**



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