

Details as provided by the vendor



73 Heatherfields Crescent, New Rossington

A very stylish 4 bedroom, 3 storey semi-detached home having stunning and contemporary fixtures, fittings and decoration with upgraded kitchen units, approximately 6 years left to run on the NHBC warranty, gas heating, double glazing, 3 bath/shower rooms, easy maintainable gardens with decking, artificial grass and an excellent standard of internal presentation. Comprises of: Hallway, downstairs wc, spacious lounge with patio doors, modern kitchen with appliances and breakfast bar, landing, 2 bedrooms, bathroom, 2nd floor, 2 further bedrooms, ensuite and separate shower room, driveway for off road parking, ideal family home on a modern development near to the Lidl store and great links upto the M18 Motorway.

Asking Price Of £235 000

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ENTRANCE HALLWAY



KITCHEN

11' 2" x 11' 11" (3.4m x 3.63m)



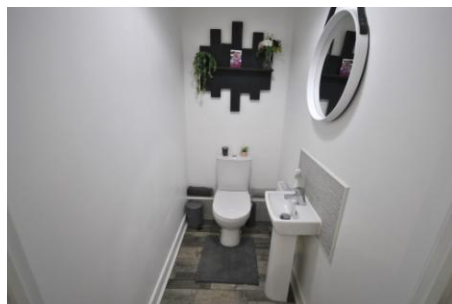
KITCHEN



KITCHEN



DOWNSTAIRS WC



LOUNGE

15' 6" x 12' 1" (4.72m x 3.68m)



LOUNGE



LOUNGE



LANDING



LANDING



BEDROOM 1

15' 4" x 11' (4.67m x 3.35m)



BEDROOM 1



BATHROOM

8' 3" x 5' 5" (2.51m x 1.65m)



BEDROOM 4

9' 4" x 8' 5" (2.84m x 2.57m)



BEDROOM 2

9' 1" x 15' 5" (2.77m x 4.7m)



BEDROOM 2



ENSUITE



BEDROOM 3

11' 11" x 12' 2" (3.63m x 3.71m)



BEDROOM 3



BEDROOM 3



SHOWER ROOM



GARDEN



GARDEN



GARDEN



GARDEN



DATED - 30/06/2023

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

