



Waverley Walk, Waverley



Guide Price: £425,000 to £435,000. This beautifully presented detached family home has upgraded fixtures & fittings throughout and is well positioned within walking distance and CATCHMENT for Waverley Junior School and with excellent commuter links for the Sheffield Parkway and M1 Links.

Having SOLAR PANELS, the property in brief comprises; Entrance Hall \* Lounge \* Open Plan Kitchen Diner with Quartz Worksurfaces and Integral Appliances + Extended Sitting Room with Bi-fold Patio Doors \* Utility Room & Downstairs WC \* Master Bedroom with Dressing Area and En-suite Shower Room \* Three Further Double Bedrooms \* Family Four Piece Suite Bathroom \* Rear Patio and Lawn Garden \* Front Double Driveway \* Integral Garage.

\*\* NO ONWARD CHAIN \*\*

**Guide Price: £425,000 to £435,000**

[www.bartons-net.co.uk](http://www.bartons-net.co.uk)





## ACCOMMODATION

- Beautifully Presented Detached Family Home with Upgraded Fixtures & Fittings
- Lounge & Open Plan Kitchen/ Dining - Extended Sitting Room & Bi-fold Patio Doors
- Utility Room & Downstairs WC
- FOUR DOUBLE BEDROOMS, Two Bathrooms
- South West Facing Garden with Porcelain Tiled Patio
- Paved Double Driveway & Integral Garage with Fob Control Electric Door
- SOLAR PANELS- reduced electricity bills and sustainable energy



**bartons** **b.**  
FOR YOUR NEXT MOVE...

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY  
T: 01709 515740 E: info@bartons-net.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Notice** These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Printed by Facefirst Ltd 01670 713330