



Acorn Way, Sunnyside

Guide Price: £110,000 to £115,000



Offered for Sale with No Onward Chain, this spacious TWO BEDROOM First Floor Apartment situated in the highly sought-after modern development of Woodlathes Village. This well-positioned Apartment offers a fantastic opportunity for FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS, being just steps away from a selection of shops, cafes, and pubs and with excellent access to the M1/M18 motorway network and Wickersley School, this property enjoys a truly convenient and vibrant location! The apartment is accessed via a secure communal entrance with code and telecom entry system, leading to a well-maintained hallway and staircase. While the apartment is in need of a little TLC but has newly fitted flooring providing the perfect blank canvas to make your own. Inside, you'll find a spacious Lounge with a charming Juliette balcony, a fitted Kitchen complete with built-in electric hob, oven, and washing machine, two generously sized Bedrooms, both neutrally decorated. The Bathroom features a bright three-piece suite with a shower over the bath. Externally, there is a drive-through undercroft leading to a communal car park, where the apartment benefits from one allocated parking space and additional visitor parking. Don't miss your chance to secure this well-located apartment in a thriving community—with no chain and immediate

www.bartons-net.co.uk



ACCOMMODATION

- Spacious First Floor Apartment
- Two Bedrooms and Family Bathroom
- New flooring throughout
- Gas Fired Central Heating & uPVC double glazed windows
- No Onward Chain
- Ideal purchase for FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS!
- Secure Telecom Entry System
- Sought After Woodlathes Village Location



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of dimensions, areas and volumes are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date.
Made with Metagen 12/2011



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 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 Facemaster Ltd 01670 713330