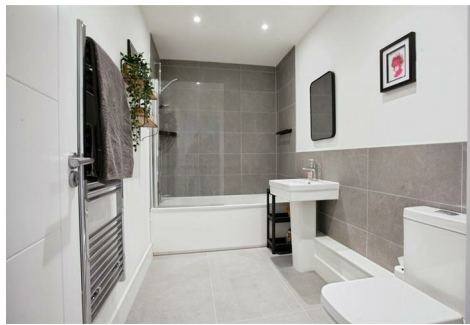




96 Lescar Road, Waverley, S60 8DB

£230,000

Located on the extremely popular Waverley development is this FOUR STOREY/THREE BEDROOMED MID TOWN HOUSE.

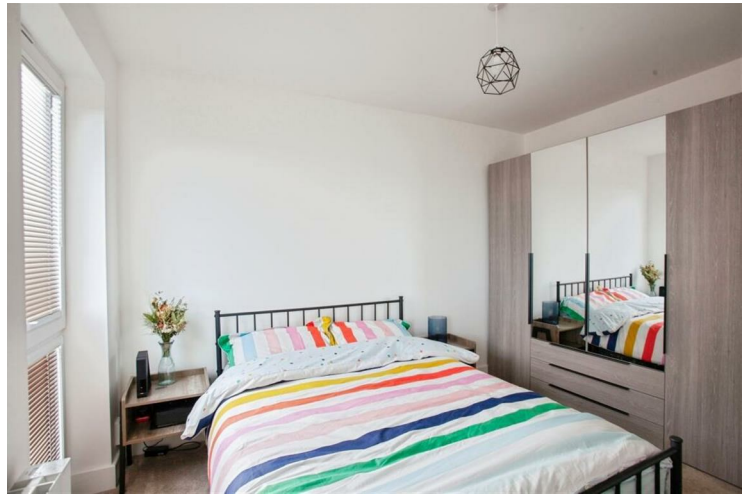
The energy efficient property offers versatile accommodation complemented by electric heating, double glazing and allocated parking with an external EV charger and heat pump.

The close proximity of the Sheffield Parkway makes travelling extremely accessible whilst the newly opened Olive Lane neighbourhood centre is within walking distance.

ENTRANCE HALL



BEDROOM ONE 13'3" x 17'3" (4.06 x 5.28)



With radiator and two front facing windows

LIVING/KITCHEN 17'7" x 13'10" (5.38 x 4.22)



A bright and spacious room with deep front facing window and door, radiator and storage cupboard. The Kitchen area incorporates a range of base and wall units with inset stainless steel sink and integrated electric hob and oven with high level extractor hood.

CLOAKROOM



With W.C. and vanity wash basin

FIRST FLOOR LANDING

With door opening onto the Balcony

BATHROOM



Comprising a panelled bath with shower and screen, W.C. and pedestal wash hand basin. Contrasting splash back tiling and heated towel rail.

SECOND FLOOR LANDING

BEDROOM TWO 11'3" x 10'9" (3.45 x 3.28)



Having two front facing windows and radiator

EN SUITE

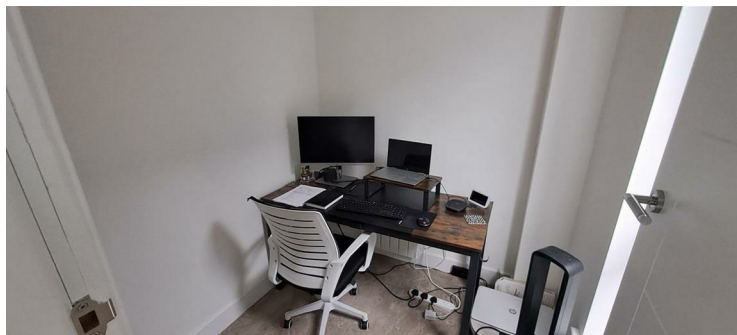


With tiled shower cubicle, pedestal wash basin and W.C.

THIRD FLOOR LANDING

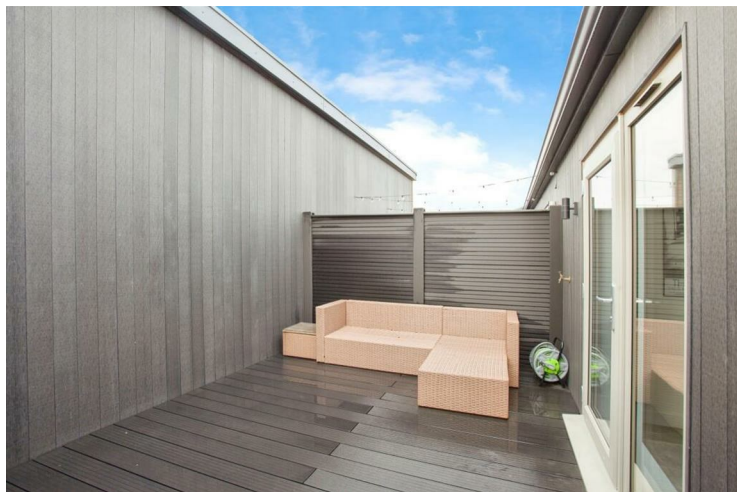
With access to the Roof Terrace

BEDROOM THREE/OFFICE 8'2" x 6'2" (2.51 x 1.88)



With radiator and side facing window

ROOF TERRACE



With sheltered decked seating area and water tap.

MATERIAL INFORMATION

Tenure Freehold

Property Type Mid-town House

Construction type Brick built

Heating Type Electric heating

Water Supply Mains water supply

Sewage Mains drainage

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

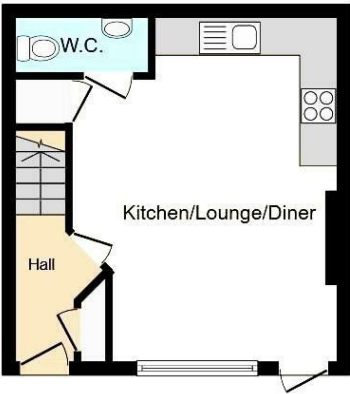
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



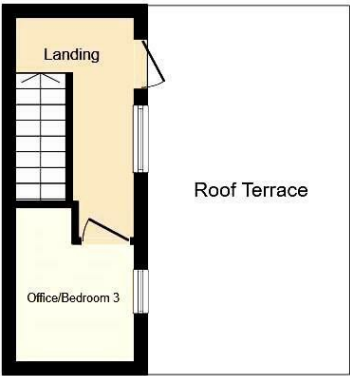
Ground Floor



First Floor



Second Floor



Third Floor

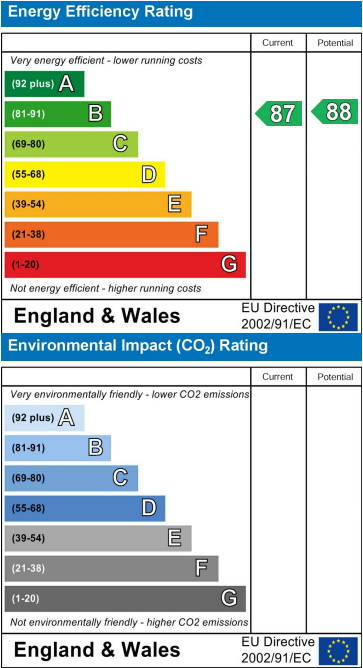
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

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