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Sycamore Crescent Flats

Burnam Rd, Wath Upon Dearne, S63 7BW

Asking Price £80,000

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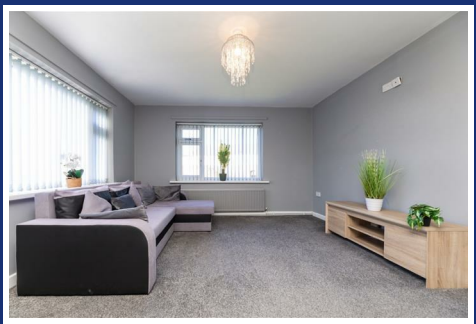
- ONE BEDROOM FIRST FLOOR FLAT
- NO UPWARD CHAIN
- GOOD COMMUTE LOCATION
- EPC RATING: C
- POPULAR LOCATION
- GENEROUS DIMENSIONS
- LEASEHOLD
- COUNCIL TAX BAND: A

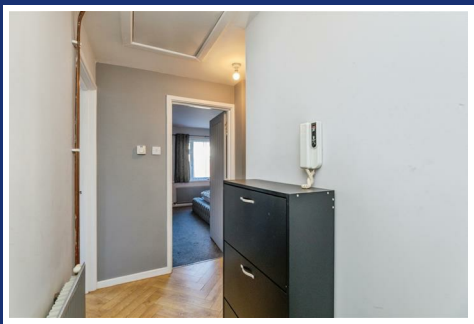
Tel: 01709 894440

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Located on the desirable Sycamore Crescent, this charming one-bedroom apartment in Wath Upon Dearne is an exceptional find for both first-time buyers and savvy investors. The property features a spacious reception room that serves as an ideal space for relaxation and entertaining guests. The well-proportioned bedroom offers a comfortable retreat, ensuring privacy and tranquillity.

The modern bathroom adds to the convenience of the flat, catering to the needs of both residents and visitors. With contemporary fixtures and fittings throughout, this apartment exudes a stylish and inviting atmosphere. The generous dimensions of the rooms create a sense of space and light, making it a welcoming home.

Situated in a vibrant community, this property is conveniently located near a variety of local amenities. Residents will benefit from easy access to shops, schools, and recreational facilities, making it an excellent choice for families and professionals alike.

This delightful apartment in Wath Upon Dearne is a must-see, offering a perfect blend of modern living and convenience in a thriving neighbourhood. Don’t miss the opportunity to make this lovely flat your new home.

ENTRANCE HALL

Via a composite door this leads into the roomy entrance hall, ideal for coats and shoes. Modern décor with Parquet flooring, wall mounted radiator and doors leading to storage cupboard, living area, bedroom and bathroom. Access to loft with pull down ladder having generous amount of space for storage.

LIVING AREA

20'8" x 12'8" (6.30m x 3.86m)

Step inside the open plan kitchen/living area, kitchen having an array of grey wall and base units fitted providing storage, with granite work surface over, sink with drainer and mixer tap in place, space for free standing cooker and plumbing in place for washing machine. Splash back tiles to walls, wall mounted radiator, tile flooring and uPVC window.

Bright and airy living space with two uPVC windows filling this room with natural light. Having carpet flooring with wall mounted radiator and aerial point in place. Plenty of room for furniture.

BEDROOM ONE

13'6" x 11'6" (4.11m x 3.51m)

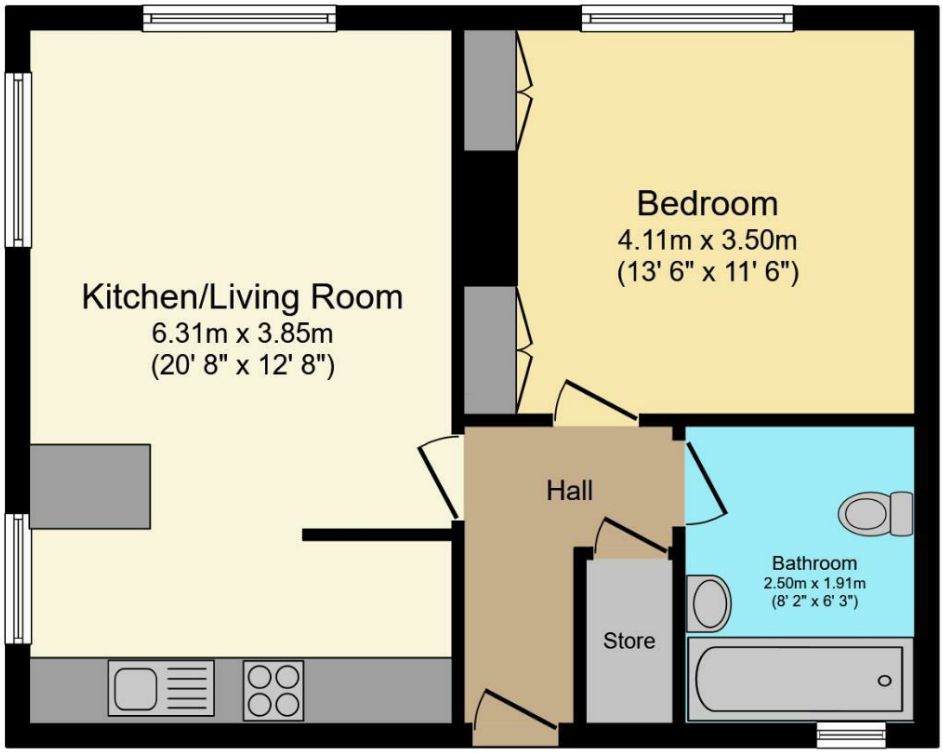
Generously sized master bedroom with ample space for furniture. Decorated in modern tones with carpet flooring, wall mounted radiator, built in storage and uPVC window to the rear elevation.

BATHROOM

8'2" x 6'3" (2.49m x 1.91m)

Perfect spot to relax and unwind, the bathroom comprises of three piece suite in white including low flush WC, wash hand basin and panelled bath with electric shower and glass shower screen in place. Vinyl to floors, frosted uPVC window with extractor fan in place and heated towel rail finish this room.

Floorplan



Floor Plan

Total floor area: 50.9 sq.m. (547 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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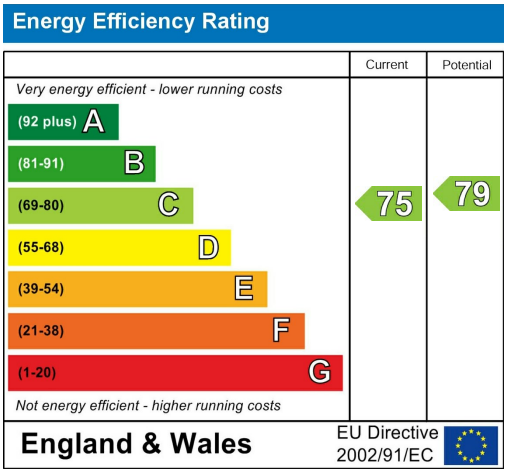


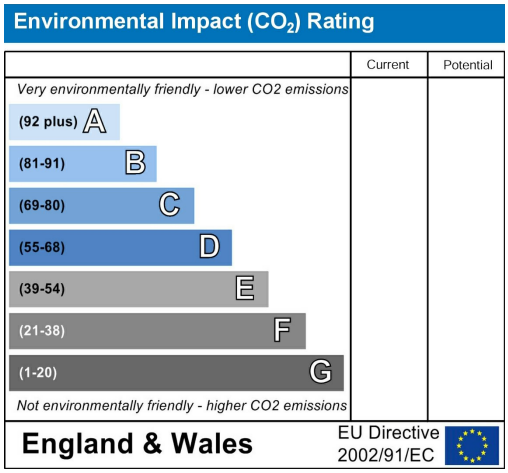






Energy Efficiency Graph



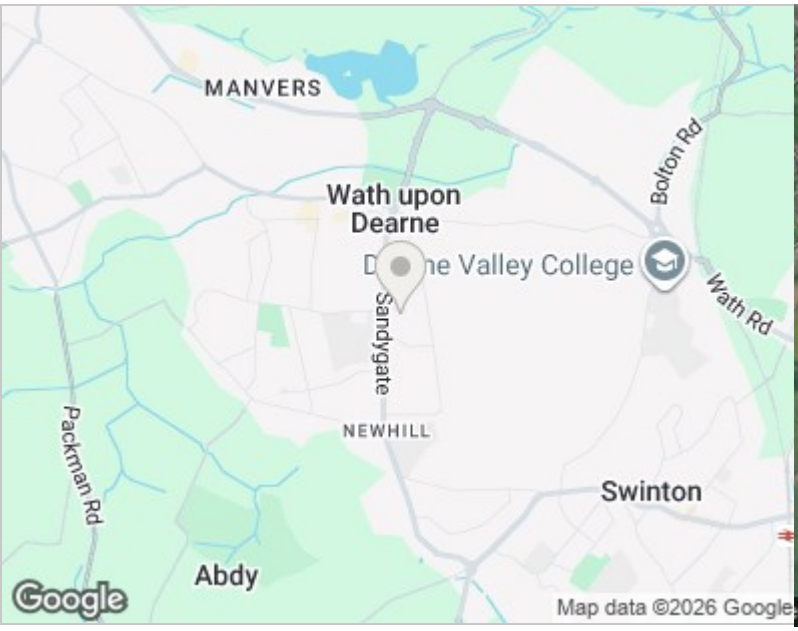


Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman