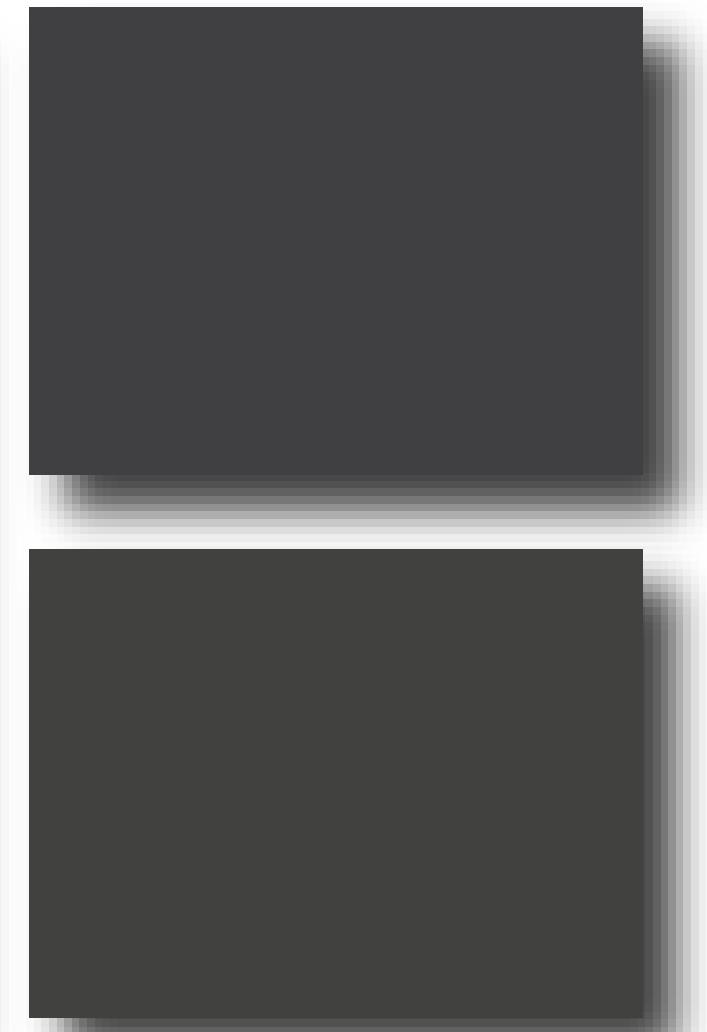




Ashbourne Way, Waverley Rotherham S60 8AD



william
h brown

welcome to

Ashbourne Way, Waverley Rotherham

£270,000 - YOUR SEARCH ENDS HERE! - This stylish & modern property represents an ideal family purchase and offers well- proportioned accommodation in a prime location on this new development. Close to local amenities & having good access links to M1/Parkway. CALL NOW



Entrance Hall

Having a front facing double glazed door, a radiator & built in storage cupboard.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer & the dishwasher with worktops housing the sink & drainer. Having a front facing double glazed window.

Downstairs W.C

Fitted with a hand wash basin & a WC. Having a front facing double glazed window and a radiator.

Lounge

Having rear facing double glazed French doors with wooden shutters leading to the garden, a radiator & a built in storage cupboard.

Landing

Having a built in storage cupboard, a radiator & the loft hatch.

Bedroom One

Having a rear facing double glazed window & a radiator.

En Suite

Fitted with a shower unit, a hand wash basin & a WC. Having a radiator & an extractor fan.

Bedroom Two

Having a front facing double glazed window & a radiator.

Bedroom Three

Having a rear facing double glazed window & a radiator.

Bathroom

A recently refurbished bathroom being fully tiled & fitted with a bath, a hand wash basin & a WC. Having a front facing double glazed window with wooden shutters, a heated towel rail & extractor fan & spotlights to the ceiling.

Outside

To the rear of the property is an enclosed lawned garden with a patio area & a shed.



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welcome to

Ashbourne Way, Waverley Rotherham

- ***Internal Images coming soon***
- Three bedroom semi detached property
- Modern interior throughout
- Situated on the ever popular Waverley estate
- Perfectly placed for Motorway & Sheffield links

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£270,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RTF116912 - 0003



Please note the marker reflects the
postcode not the actual property

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