

bartons
FOR YOUR NEXT MOVE...

1 Sorrelsykes Close, Whiston

Fixed Price **£210,000**

1 Sorrelsykes Close

Whiston, Rotherham

- Offered with NO ONWARD CHAIN!
- First Floor Spacious & Well Presented Apartment
- Three Bedrooms, Modern Shower Room & Separate WC
- Private Entrance with Utility Room
- Gas Central Heating Combi Boiler
- Communal Grounds Maintained by Leaseholder
- Fantastic Whiston Village Location
- LEASEHOLD | EPC: C



1 Sorrelsykes Close

Whiston, Rotherham

Asking Price: £210,000. LOCATION, LOCATION, LOCATION! A fantastic opportunity to purchase this beautifully presented and generously proportioned First Floor Apartment, offering over **1,000 sq ft of spacious living accommodation** in the highly sought after location of **Old Whiston Village**. Perfectly positioned in the heart of the village, the property benefits from a wealth of local amenities right on its doorstep, including shops and popular public houses such as The Golden Ball.

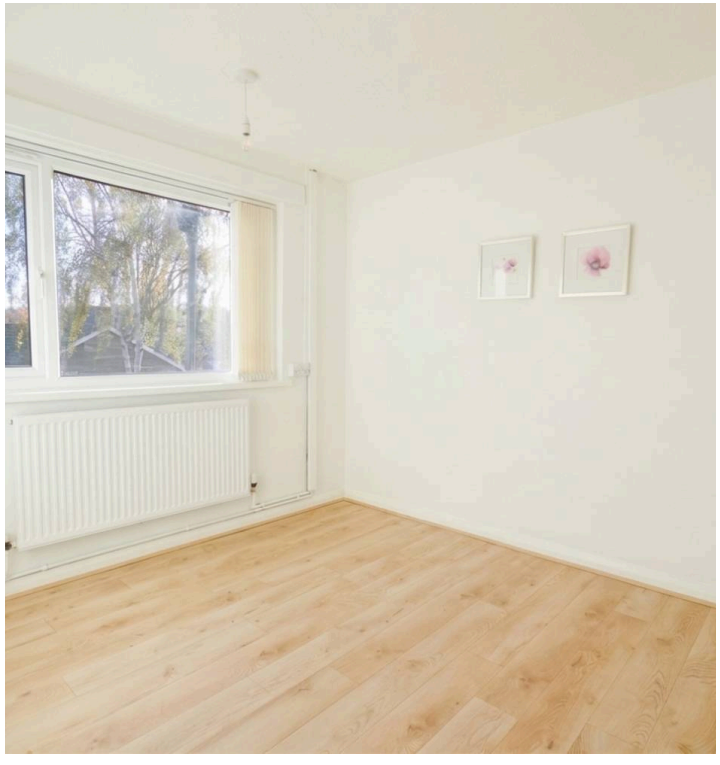
Offering an impressive amount of living space, this property would make an ideal purchase for **first time buyers, investors or those looking to downsize**, and is certainly one not to be missed!

The property is accessed via a private Entrance Hall, which benefits from a useful ground floor Utility room and stairs leading to the first floor apartment, where you are welcomed by an inner apartment Hallway.









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The spacious open plan Lounge/Diner is a particularly attractive feature, boasting a cosy electric feature fireplace and windows allowing an abundance of natural light to flood the room, creating a bright and welcoming living space. The modern fitted Kitchen offers plenty of space and benefits from integrated cooking appliances with ample storage space.

There are three well proportioned Bedrooms, comprising two generous double Bedrooms and a further single Bedroom, which also benefits from useful built-in storage.

Completing the internal accommodation is a stylish Shower room featuring a double shower, together with the added convenience of a separate WC.

A superb opportunity to acquire a spacious and versatile home in a fantastic village location, offered with NO ONWARD CHAIN. Early viewing is highly recommended to fully appreciate the space, presentation and location this property has to offer!

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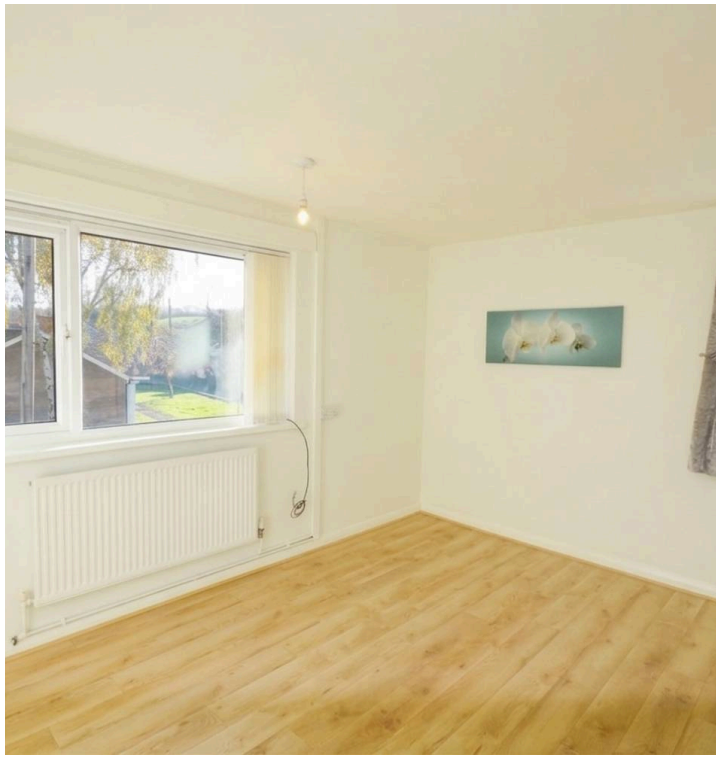
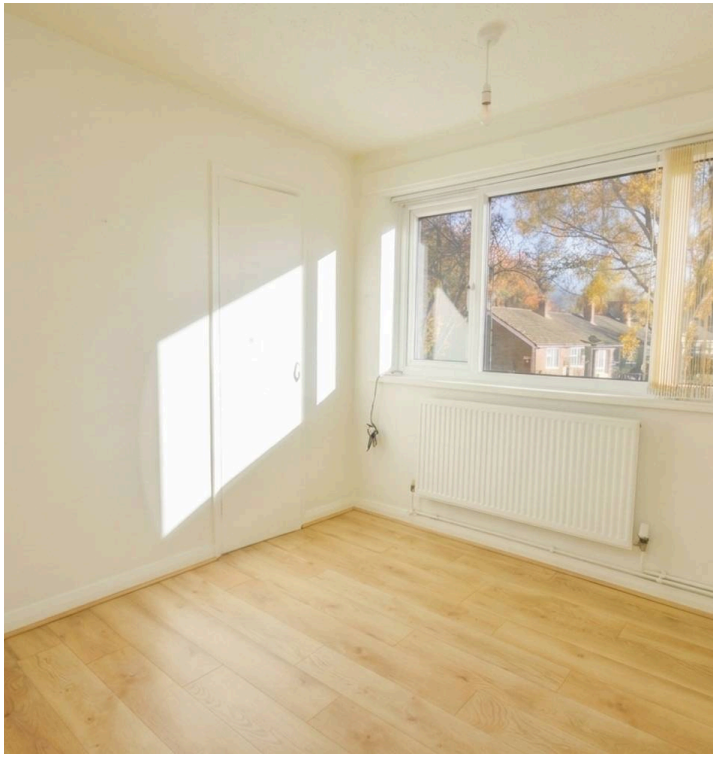
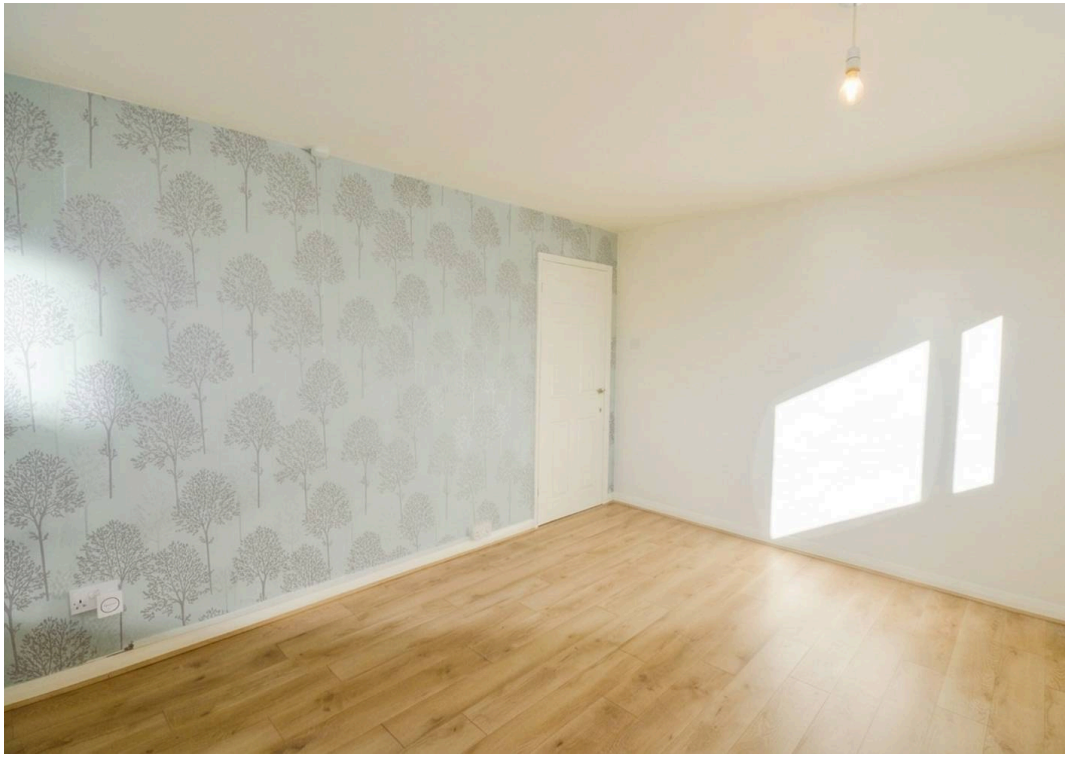


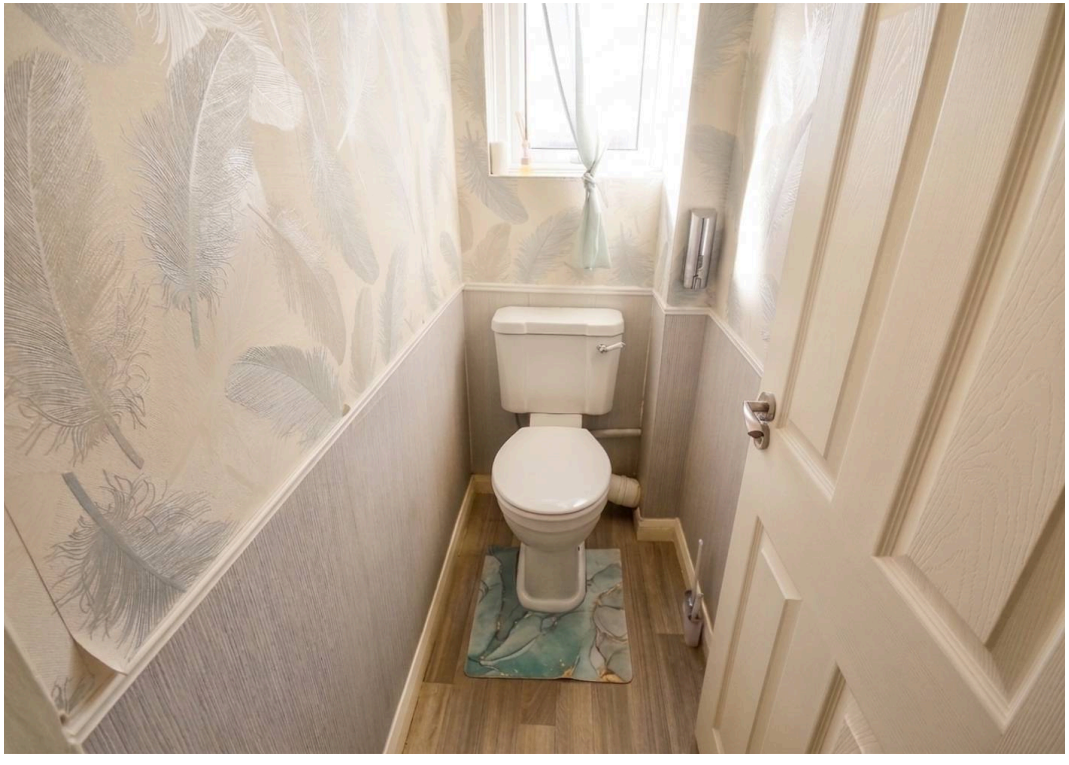






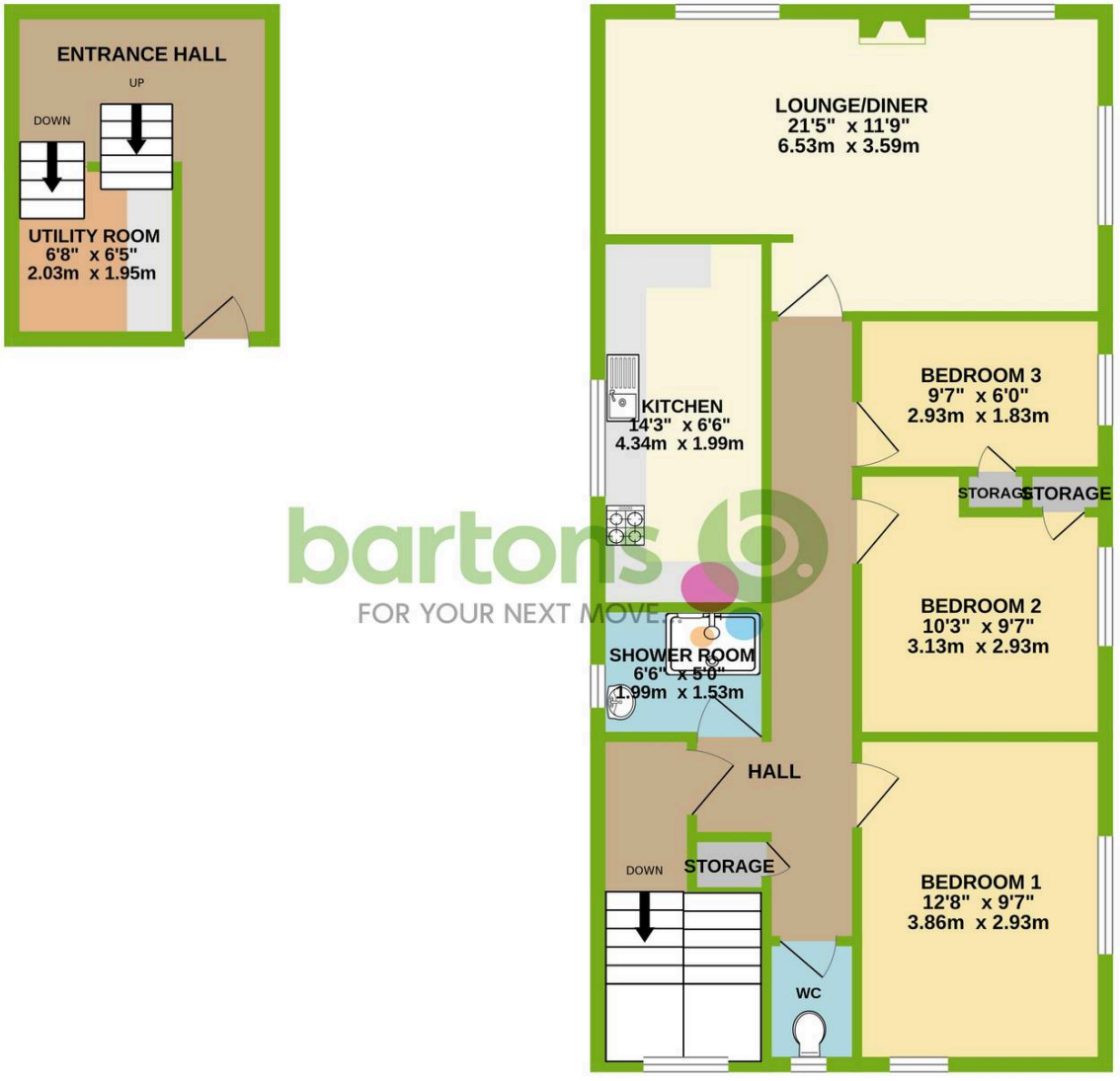






GROUND FLOOR
128 sq.ft. (11.9 sq.m.) approx.

1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



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TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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