



## 17 The Mount

Sunnyside, Rotherham

- Three Storey, Three Bedroom Town House
- Offered with NO ONWARD CHAIN
- Freshly decorated throughout
- Spacious Lounge & French Doors to Rear
- Master Bedroom with Walk in Wardorbes & En-suite
- Low Maintenance Garden
- FREEHOLD | EPC: C (72) | Council Tax Band: C



# 17 The Mount

Sunnyside, Rotherham

Guide Price: £230,000 to £240,000. This THREE Bedroom, Three Storey Townhouse offered for sale with **no onward chain!**

Ideally located, the property is within a short walk of local amenities and benefits from access to reputable schools and excellent transport links, making this a perfect purchase for GROWING FAMILIES or INVESTORS.

This spacious family home has been freshly decorated throughout, allowing buyers to move straight in. The accommodation comprises an entrance hall, a modern fitted kitchen with space for appliances, and a convenient downstairs W.C. To the rear is a large, light filled lounge with patio doors leading to the garden, as well as useful downstairs storage.

The first floor offers two generously sized bedrooms and a stylish family bathroom, complete with a full size bath and shower over.

The second floor is dedicated to the impressive master bedroom, which has real wow factor. This spacious room features a bespoke walk-in wardrobe with automatic lighting, along with a sleek, modern en suite shower room finished with contemporary tiling.

Externally, the rear of the property boasts a low maintenance garden set across one level. To the front, there is a well presented entrance area with a useful storage cupboard.

**Disclaimer:** Please note that some images have been digitally enhanced or virtually staged to illustrate the potential of the property. Actual



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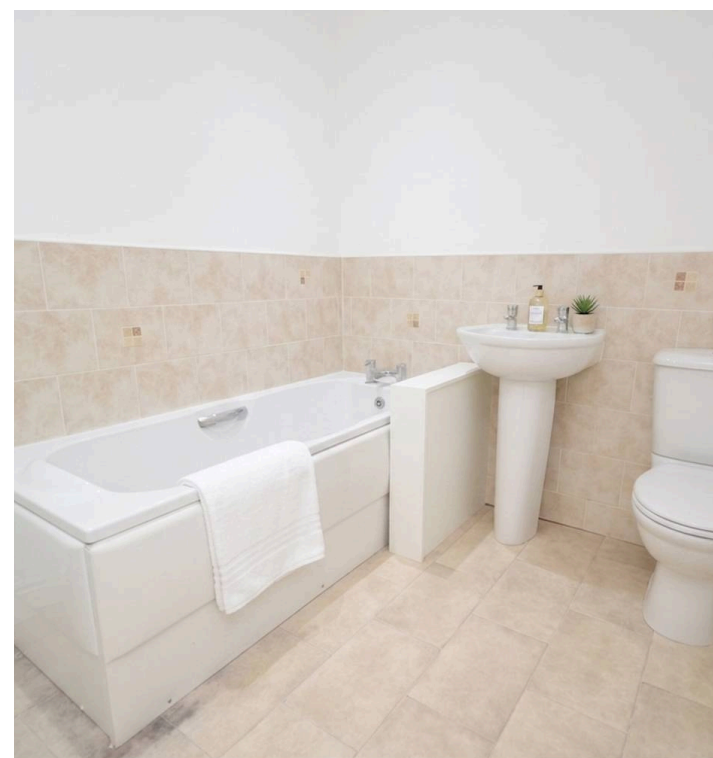
This spacious family home has been freshly decorated throughout, allowing buyers to move straight in. The accommodation comprises an entrance hall, a modern fitted kitchen with space for appliances, and a convenient downstairs W.C. To the rear is a large, light filled lounge with patio doors leading to the garden, as well as useful understairs storage.

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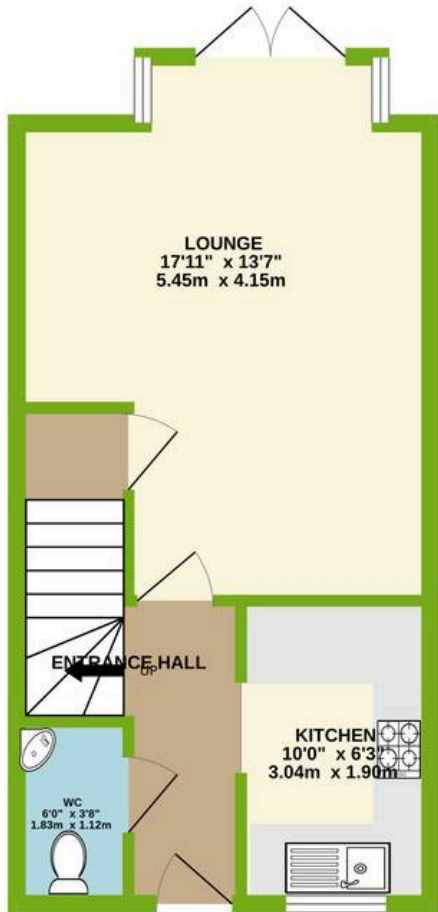
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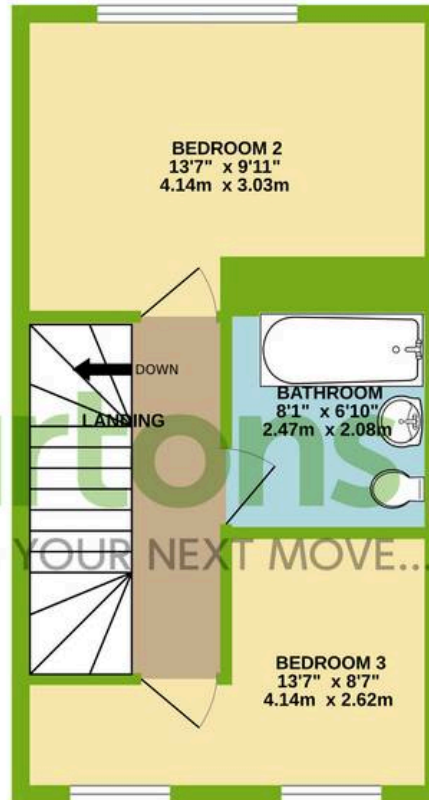




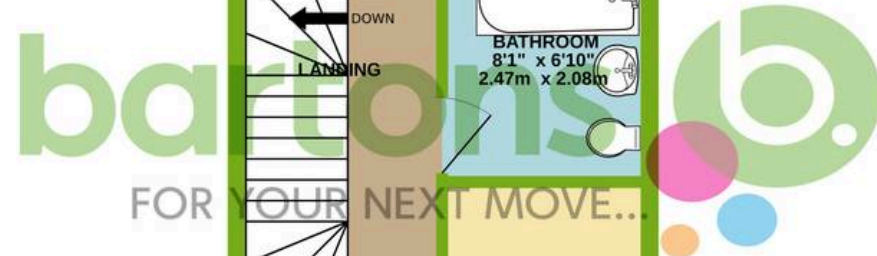
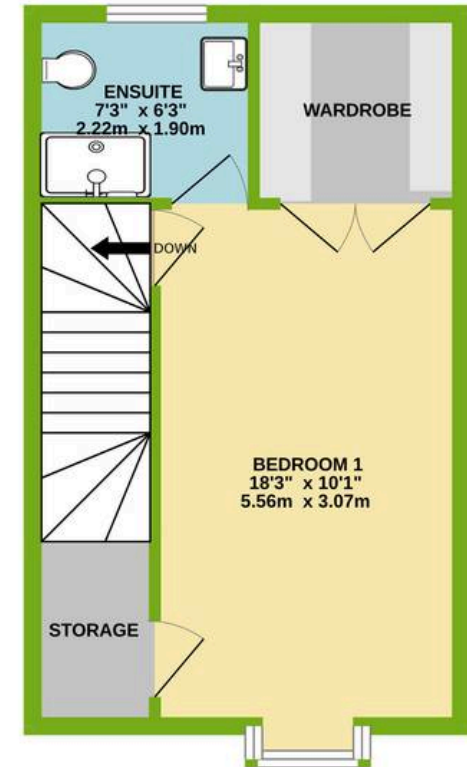
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 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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## Bartons

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