





Redstart Drive,Waverley Rotherham S60 8EG

william h brown

welcome to

Redstart Drive, Waverley Rotherham

NO CHAIN IMMEDIATE VACANT POSSESSION. Step inside and discover a welcoming lounge, a practical kitchen, and a bathroom, with two well-proportioned bedrooms providing comfortable accommodation. To the rear, the property benefits from a garden, offering a pleasant outdoor space to enjoy.













Cloakroom
Having a WC, hand basin and radiator.

Lounge
Bi folds to the rear looking onto the lovely garden, radiator and wood panel feature wall.

Kitchen
UPVC window to the front aspect, two radiators, stunning range of wall and base kitchen units with complementary worktop surfaces, sink and drainer, integrated double fridge, washer dryer, dishwasher, oven, microwave, induction hob and ample room for dining activities.

Bedroom One
UPVC window to the rear aspect, a radiator and an en-suite which features a W/C, pedestal hand basin, walk in shower and ladder style radiator.

Bedroom Two
UPVC window to the front aspect and radiator.

Bedroom Three
UPVC window to the rear and radiator.

Bathroom
Obscured UPVC window, WC, bath, hand basin and ladder style radiator.

Outside
Drive to the side aspect, electric car charger port and to the rear a fabulous updated garden with patio area and forever lawn.

Important Agent Note
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

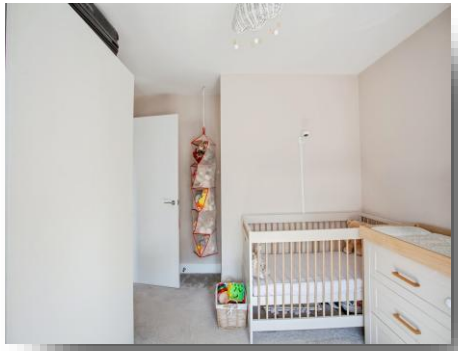
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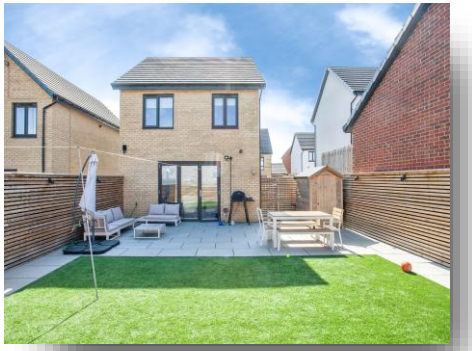
Redstart Drive, Waverley Rotherham

- NO CHAIN IMMEDIATE VACANT POSSESSION
- Detached family home in the sought-after Waverley development, close to local amenities and transport links
- Spacious lounge with plenty of natural light
- Modern fitted kitchen/diner ideal for family living and entertaining
- Three well-proportioned bedrooms, including a principal bedroom with en-suite

Tenure: Freehold EPC Rating: B
Council Tax Band: C









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117520

The Property Ombudsman

Property Ref:
RTF117520 - 0006

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.

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