

FOR SALE



Falconer Way, Treeton
Guide Price £115,000


MARTIN&CO



Falconer Way, Treeton

2 Bedrooms, 1 Bathroom

Guide Price £115,000

- Apartment
- 1st floor
- Two bedrooms
- No chain
- Commuter links

GUIDE PRICE £115,000 - £125,000. Offered for sale with no chain involved is this well-appointed two bedroom first floor apartment, occupying a pleasant position within a popular cul-de-sac development in Treeton. The property offers well-proportioned accommodation throughout and is likely to appeal to a range of purchasers including first-time buyers, those looking to downsize and investors seeking a property in a well-connected location.

Access to the building is via a secure communal entrance door leading into the communal hallway, with stairs rising to the first floor landing. The apartment itself is entered through a private entrance hall which provides useful storage facilities, including a double storage cupboard and an additional single cupboard, helping to keep everyday items neatly tucked away.

The bay windowed lounge and dining room is a bright and comfortable living space with plenty of room for both seating and dining furniture. The bay window adds character to the room and allows for good natural light, creating a pleasant setting for everyday living and entertaining.

The kitchen is fitted with a range of wall and base units providing ample storage and work surface space. There is an integrated fridge freezer, oven, hob and extractor hood, along with space for washing



machine making it a practical and functional room suited to modern living requirements.

The apartment offers two bedrooms, both of which are well proportioned and provide flexibility of use. The second bedroom could equally work as a guest room, home office or hobby space depending on individual requirements.

Completing the accommodation is the family bathroom, fitted with a white three-piece suite comprising a panelled bath with shower over, wash basin and WC.

The neutral finish creates a space that is ready to use while still allowing scope for personalisation.

Outside, the development is surrounded by communal garden areas which are maintained for the benefit of residents and provide pleasant outdoor surroundings.

The property also benefits from an allocated parking space, adding further practicality and convenience.

Treeton remains a consistently popular village location, offering a good balance between village surroundings and excellent accessibility to nearby towns and cities.

A selection of local shops and everyday amenities are available within the village itself, while larger shopping

facilities can be found nearby at Crystal Peaks, Meadowhall and Rotherham town centre.

Supermarkets including Morrisons, Aldi and Tesco are all within a short drive.

For those requiring regular travel, the location is particularly well placed. There are public transport links serving Rotherham, Sheffield and surrounding areas, while road connections are excellent with straightforward access to the M1, M18 and Sheffield Parkway. Sheffield city centre, Meadowhall and major employment centres across South Yorkshire are all easily accessible.

The area is also well served by local schools and recreational facilities, with nearby parks and countryside walks adding to the appeal of the village setting. The combination of a quiet cul-de-sac position, practical accommodation and excellent transport connections makes this apartment an appealing option for a variety of purchasers.

With no onward chain, well-proportioned rooms, useful storage, allocated parking and a highly convenient location, this first floor apartment offers an excellent



opportunity to acquire an easy-to-maintain home within one of the area's popular residential locations.

COMMUNAL ENTRANCE HALL With a security entrance door with a staircase rising to the first floor landing which leads to the apartment entrance hall.

APARTMENT ENTRANCE HALL With a private side facing entrance door, double store cupboard, single store cupboard and rear facing window.

LOUNGE / DINING ROOM A generous size reception room, having a front facing bay window that offers views.

KITCHEN Having a range of fitted wall and base units, wall units include extractor hood and there are downlights to the ceiling. Base units are set beneath worktops which include a single bowl sink, oven, hob, integrated fridge freezer, plumbing for washing

machine, tiled splash backs and rear facing window.

BEDROOM ONE A double size room with a front facing window.

BEDROOM TWO A generous size second bedroom with front facing window.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls, downlights to the ceiling and rear facing window.

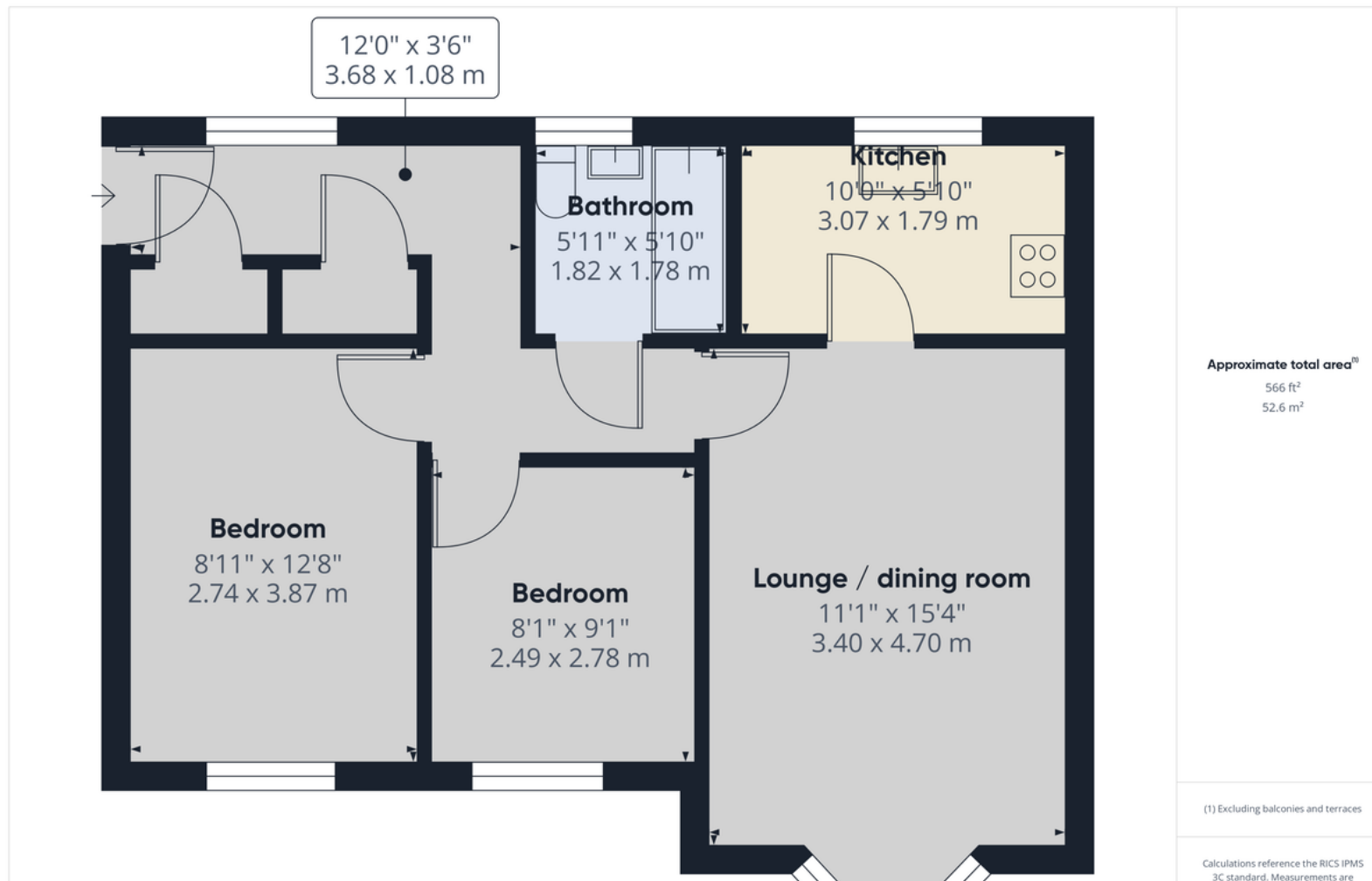
OUTSIDE There are well maintained communal areas and allocated parking space.

ADDITIONAL INFORMATION

- Freehold
- Council Tax Band A
- EPC Rating C

For more information please brochure to bring up the 'Key Facts for Buyers' under the Brochure section on Rightmove.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.