

Asking Price: £90,000

Waverley View, Catcliffe, Rotherham, S60



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THREE BEDROOMS, REFURBISHMENT OPPORTUNITY, IDEALLY LOCATED FOR THE COMMUTER, GENEROUS REAR GARDEN!

A three bedroom semi detached property that would benefit from a course of modernisation and is perfectly placed for the commuter. Sheffield and Rotherham are a stone's throw away along with the M1 motorway network via Sheffield Parkway. The accommodation briefly comprises an entrance lobby, lounge, kitchen, rear lobby and a downstairs WC. To the first floor is a landing, three bedrooms and a bathroom. Outside there are gardens to the front and rear. Call Lincoln Ralph today.

Entrance Lobby Front facing entrance door, stairs rise to the first floor and a door opens to the lounge.

Lounge 4.53 x 3.12. Having a fire surround, hearth and back incorporating a living flame gas fire. There is coving to the ceiling, front facing UPVC double glazed window and a radiator. A door opens to the kitchen.

Kitchen 3.52 x 2.70. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is space for a cooker, plumbing for a washing machine along with tiling to splashback height. Having two rear facing UPVC double glazed windows, radiator and an under stairs cupboard. A door opens to the rear lobby.

Rear Lobby Rear facing double glazed entrance door and a door opens to the WC.

Downstairs WC Fitted with a white low flush WC, wash hand basin along with tiling to splashback height and a rear facing UPVC double glazed window.

Landing Having loft access. Doors open to the bedrooms and bathroom.

Bedroom 1 3.53 x 3.03. Fitted wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.54 x 2.71. Coving to the ceiling, rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.58 x 2.31. Front facing UPVC double glazed window and a radiator.

Bathroom 1.80 x 1.54. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Outside At the front is a small uncultivated garden. A pathway gives access to a generous size uncultivated rear garden.

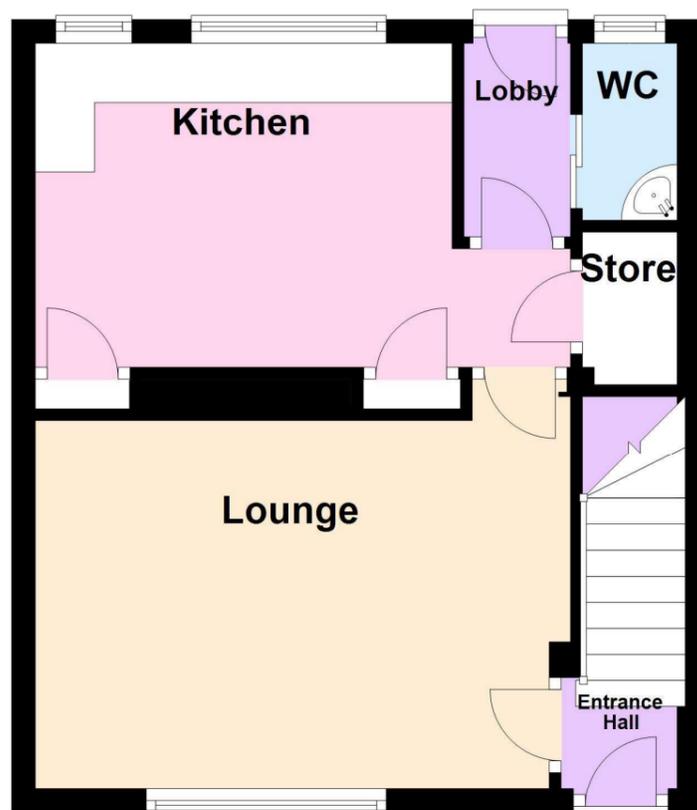


- Three bedroom semi detached
- Requires modernisation
- Well placed for local amenities
- Ideally located for Sheffield Parkway/M1
- Generous size rear garden

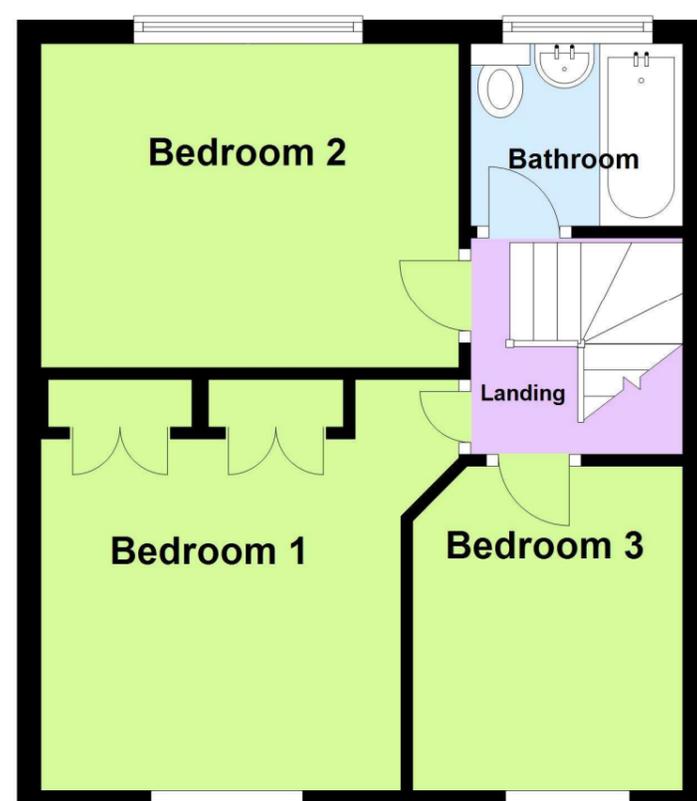
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 68.0 sq. metres (731.8 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.