

Leasehold

Asking Price: £180,000

Cherry Wood Way, Waverley,
Rotherham, South Yorkshire, S60



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BEAUTIFUL TOP FLOOR APARTMENT! FAR REACHING VIEWS! CONVENIENT LOCATION! HIGH STANDARDS WITHIN!

Viewing is highly recommended to fully appreciate this beautifully appointed two bedroom top floor apartment. The residence is located on the ever sought after Waverley development and is perfectly placed for the Sheffield Parkway and the M1 motorway network making it a great base for the commuter. Briefly comprising an entrance hallway, spacious open plan living with far reaching views, master bedroom with en-suite shower room, bedroom two and a bathroom. Off road parking is provided. Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Having an entrance door opening to the communal areas along with Amtico flooring and a radiator. Doors open to the open plan living room, bedrooms and bathroom.

Open Plan Living Room 8.40 x 3.33. (The latter measurement reduces to 3.09) A beautifully appointed room that floods with natural light and enjoys far reaching views to the front. Fitted with a range of handle less, mix and match, wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob with extractor hood over, built in electric oven and microwave, integrated fridge freezer, washing machine and a dishwasher. Having downlights to the ceiling, Amtico flooring, three front facing UPVC double glazed windows and two radiators.

Master Bedroom 4.48 x 2.93. (The first measurement reduces to 3.09 and the latter is taken to the front of the fitted wardrobes) A well presented room with a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.29 x 1.18. Fitted with a white suite comprising a shower enclosure with monsoon head, vanity wash and basin and a low flush WC. Having tiling to the walls, Amtico flooring, downlights to the ceiling, heated chrome towel rail and an extractor fan.

Bedroom 2 3.01 x 2.48. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.36 x 2.18. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, downlights to the ceiling, heated chrome towel rail, shaver point and a rear facing UPVC double glazed window.

Outside Allocated parking is provided along with visitor parking spaces.

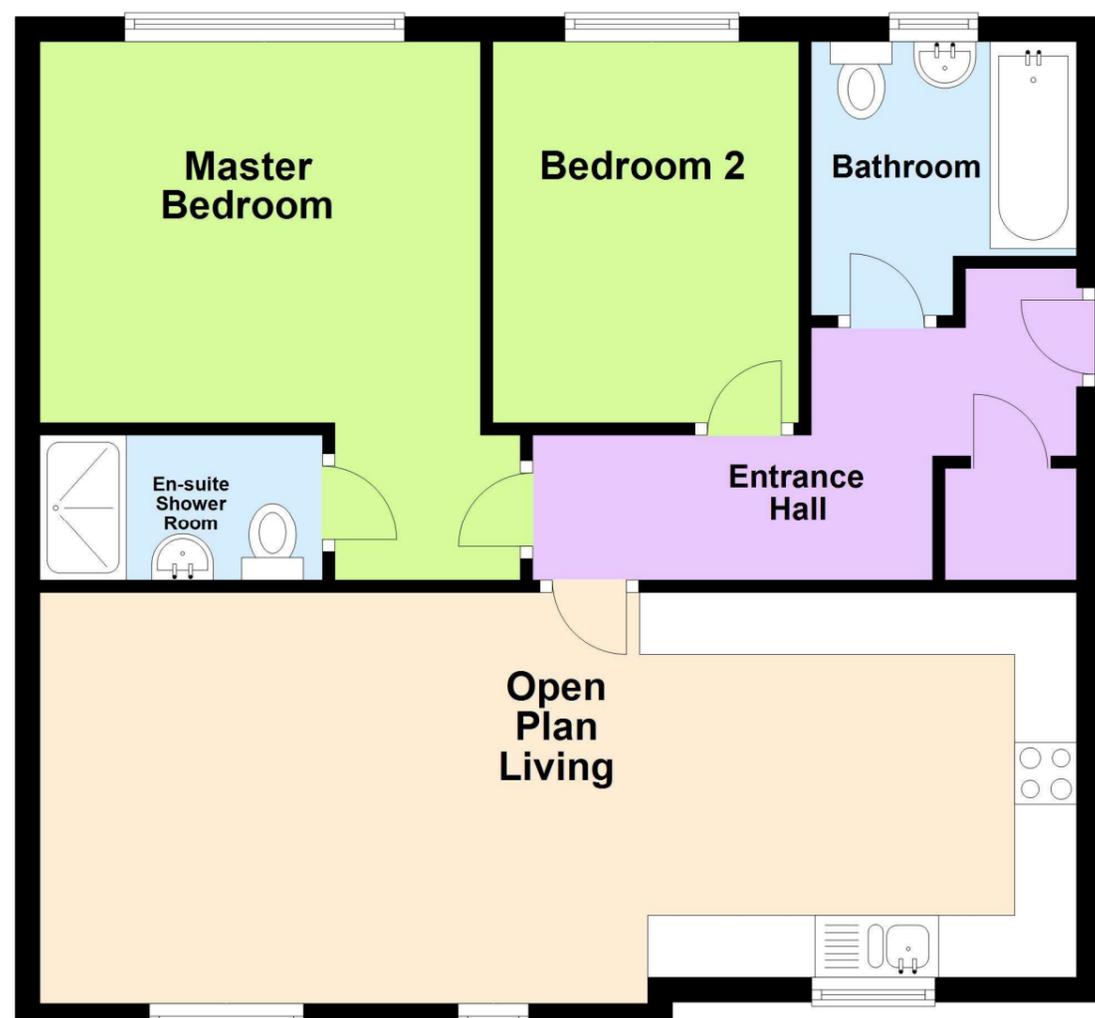


- Two bedroom top floor apartment
- Beautifully appointed
- Far reaching views
- Allocated parking
- Ideally located for the commuter
- Perfect for first timers or investors
- Master bedroom with en-suite
- Open plan living
- Viewing is highly recommended!

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



Total area: approx. 64.8 sq. metres (697.4 sq. feet)

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