

Freehold

Asking Price: £280,000

Askham Way, Waverley, Rotherham,
South Yorkshire, S60



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SOUGHT AFTER MODERN DEVELOPMENT! FOUR BEDROOMS, MASTER WITH EN-SUITE! CONVENIENTLY PLACED FOR SHEFFIELD AND ROTHERHAM CENTRES ALONG WITH THE M1.

Enjoying a position on this ever sought after, modern development is this attractively presented, four bedroom, three storey end town house. The location is perfect for the commuter as it provides great access to Sheffield Parkway, Rotherham and Sheffield centres along with the M1 motorway network. In addition a range of quality amenities are on the doorstep and the Boundary Retail Park. The accommodation briefly comprises an entrance hallway, WC, family dining kitchen and ground floor bedroom. To the first floor is a landing, lounge and master bedroom with en-suite shower room. To the second floor are two further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway and there is an enclosed, low maintenance garden to the rear. Viewing is a must!

Entrance Hall Front facing double glazed entrance door, coat cupboard and a radiator. Stairs rise to the first floor landing and doors open to the ground floor bedroom, WC and kitchen.

WC Fitted with a white low flush WC, wash hand basin with tiling to splashback height, extractor fan and a radiator.

Bedroom 4 2.73 x 1.85. Front facing UPVC double glazed window and a radiator.

Family Dining Kitchen 6.10 x 3.90. (The first measurement reduces to 3.97 with the latter reducing to 1.86) Forming the hub of the family home is this attractively presented kitchen that is fitted with a range of wall mounted and base level units in a white, high gloss finish with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring ceramic hob and electric oven with extractor hood over, integrated fridge freezer, built in dishwasher and washing machine. Having laminate flooring, under stair storage cupboard, rear facing UPVC double glazed French doors and a radiator.

Landing Having a radiator along with stairs rising to the second floor landing and doors open to the master bedroom and lounge.

Lounge 3.91 x 3.12. (The first measurement reduces to 3.07) Front facing UPVC double glazed window and a radiator.

Master Bedroom 3.92 x 3.07. Fitted with a range of wardrobes, rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.16 x 1.55. Fitted with a white suite comprising a shower enclosure, wash hand basin and a low flush WC. Having tiling to splashback height, laminate flooring, shaver point, extractor fan and a radiator.

Second Floor Landing Having loft access and a radiator. Doors open to the bedrooms and bathroom.

Bedroom 2 3.86 x 3.50. Having a fitted wardrobe, double glazed skylight and a radiator.

Bedroom 3 3.92 x 2.25. (The first measurement is the maximum measurement and reduces to 2.25) Front facing UPVC double glazed window, storage cupboard, wardrobe and a radiator.

Family Bathroom 1.96 x 1.72. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to splashback height, extractor fan and a radiator.

Outside To the front off road parking is provided by a Tarmac driveway. To the rear is an enclosed, low maintenance garden that comprises a flagged/gravelled seating area with steps rising to a decked terrace.

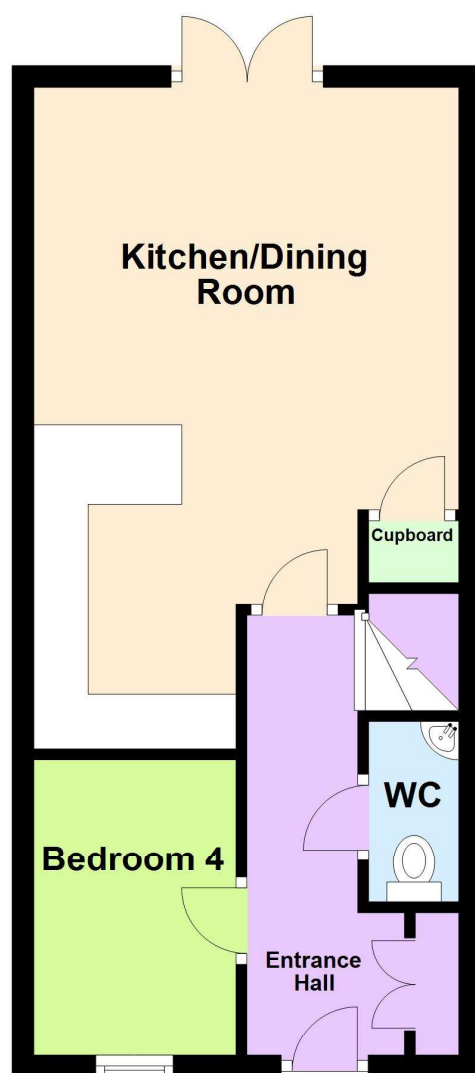


- Four bedroom, three storey, end town house
- Popular location
- Convenient for commuters
- Master bedroom with en-suite
- Off road parking
- Well presented
- Viewing essential!

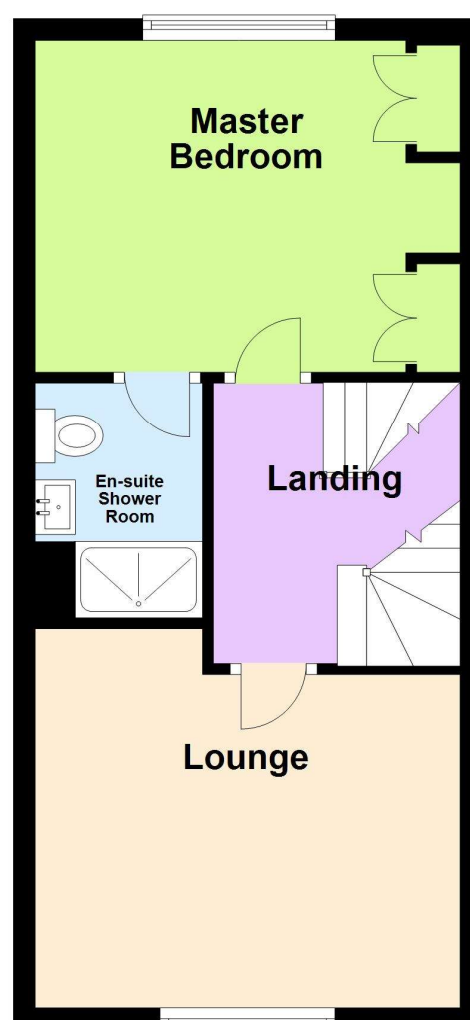
Disclaimer

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.

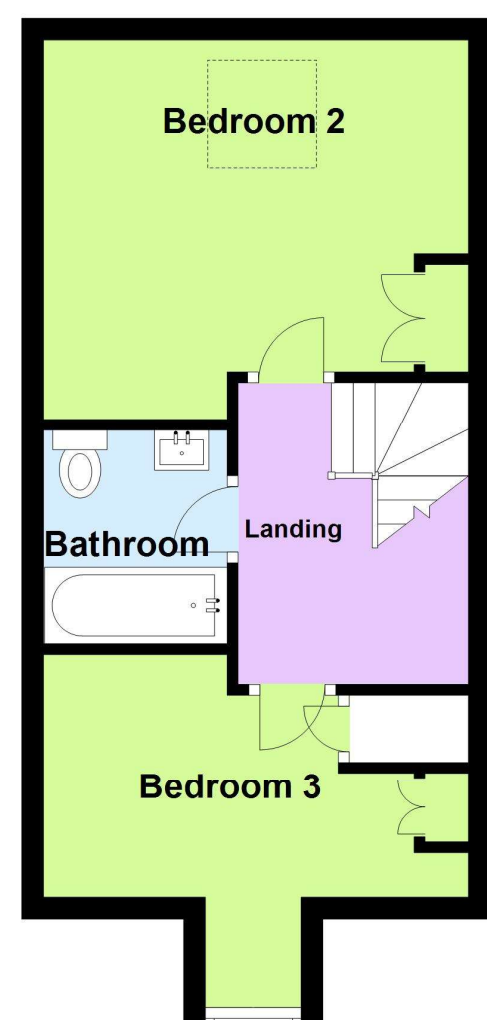
Ground Floor



First Floor



Second Floor



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