



£165,000 Offers Over

Cherry Wood Way, Waverley, Rotherham

Apartment | 2 Bedrooms | 2 Bathrooms

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- First Time Buyer/Young Professional
- Ground Floor Apartment
- Two Double Bedrooms with Ensuite to Master
- Stunning Open Plan Living Area
- Fabulous Bathroom
- Well Maintained Communal Areas
- Designated Parking
- Highly Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

TO LIVE OR INVEST THIS APARTMENT YOU MUST SEE... BEAUTIFULLY PRESENTED ON CHERRY WOOD WAY ON THE WAVERLEY...!
Uflit are more than delighted to welcome to the market this beautifully presented TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT.

Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully presented TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT. Located on the highly desirable modern development of the WAVERLEY, within easy reach of local amenities, excellent transport links, fabulous lake side walks and a stones throw away from the newly built school. The communal areas both inside and out are well maintained. Briefly comprising of a stunning open plan living area with a high spec kitchen, spacious lounge benefitting from full length windows, a beautiful bathroom and two double bedrooms with a ensuite to the master. To the outside well maintained PRIVATE communal areas with designated parking and further visitor parking. The property benefits from intercom access. If you want a low maintenance apartment in a desirable modern development then Uflit have found your perfect haven.
VIEWING HIGHLY ADVISED Call Uflit TODAY 01709 912730.

Council Tax Band: B

Tenure: Leasehold

Entrance

Entering through a communal door with security intercom system to a light and welcoming hallway beautifully maintained.

Inner Hallway

A solid wood fire door opens into the off-set hall with carpeted flooring, radiator, doors giving access to two double bedrooms, open plan living area, bathroom and storage cupboard.

Open Plan Lounge/ Kitchen w: 3.8m x l: 8.4m (w: 12' 6" x l: 27' 7")

A beautifully presented spacious lounge where your eyes are drawn to two front facing full length upvc windows illuminating this entire space and two radiators add to the warmth, a carpet flows throughout and splits to vinyl to the kitchen giving a sense of separation to the open plan aspect. A stunning fully fitted kitchen comprising of a large range of wall units and base units with complimentary worksurface areas and matching upstand. Appliances to include an eye level built-in electric oven with complimentary microwave above, gas hob with stainless steel back panel and extractor, integrated fridge freezer, dishwasher and washer dryer. A front facing upvc window further illuminates and undercounter lighting creates the mood.

Bedroom 1

w: 3.1m x l: 3.6m (w: 10' 2" x l: 11' 10")

A double bedroom with carpeted flooring, radiator, a rear facing upvc window and a door giving access to the ensuite.

Ensuite w: 1.2m x l: 2.2m (w: 3' 11" x l: 7' 3")

A stunning ensuite with a fitted double headed shower and feature tiled back panels , floating wash hand basin and low level wc. Further partially tiled walls with contrasting floor tiles, heated towel rail and spot lighting.

Bedroom 2 w: 2.9m x l: 2.5m (w: 9' 6" x l: 8' 2")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window.

Bathroom w: 2.3m x l: 2.2m (w: 7' 7" x l: 7' 3")

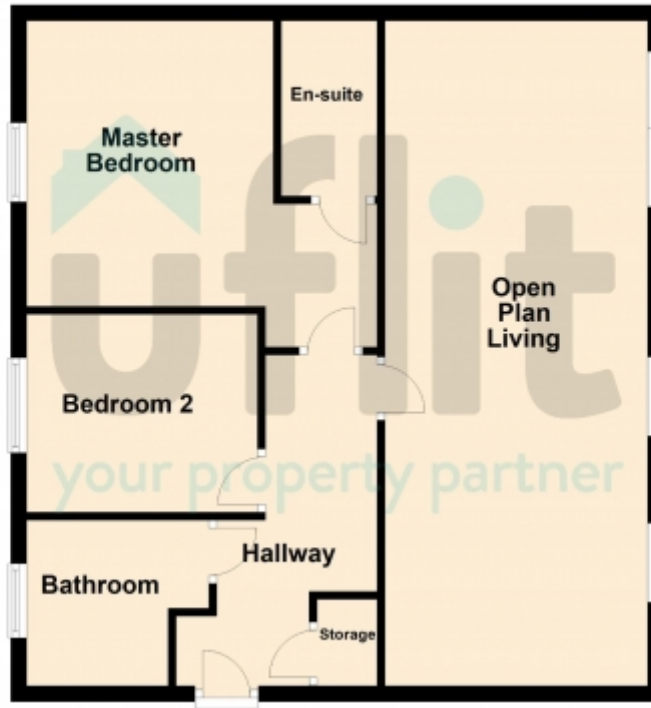
A beautifully presented bathroom comprising of a panelled bath with overhead mixer tap shower and screen, floating wash hand basin and low level wc. Partially tiled with feature walls and contrasting floor tiles, spot lighting, heated towel rail and a rear facing upvc window.

Outside

Maintained grounds with manicured borders. A designated parking space with ample visitor parking.

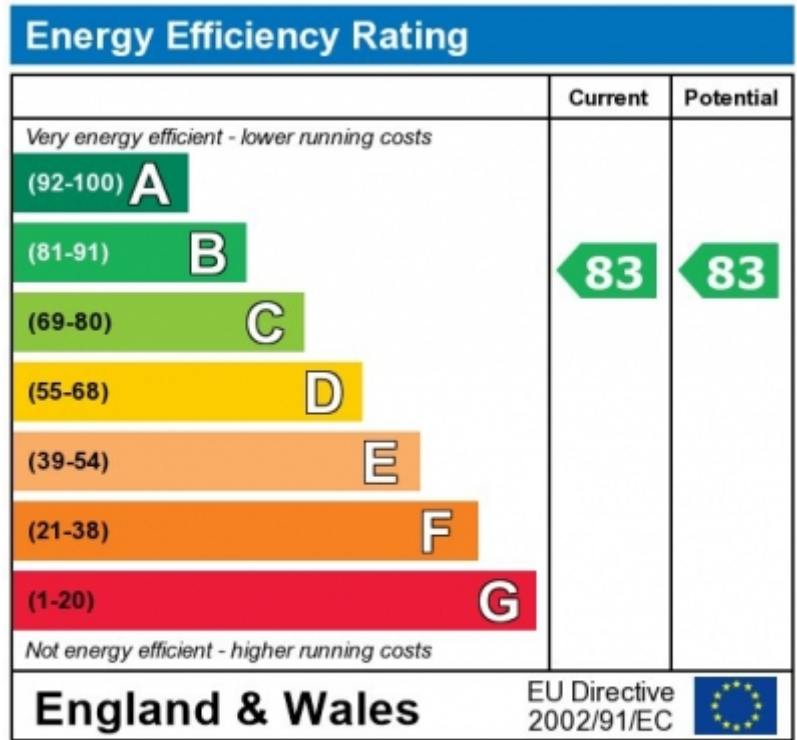


Ground Floor



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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