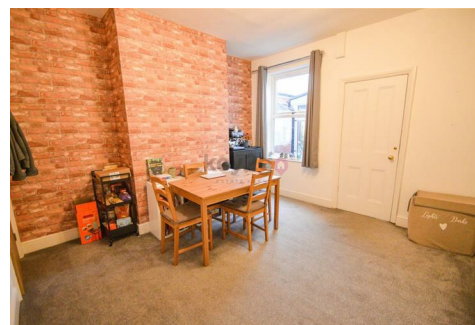


Marketing Preview



2 Willan Drive, Catcliffe, Rotherham, S60 5TF

£140,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



*** GUIDE PRICE £140,000-£150,000*** CHAIN FREE!! A fantastic opportunity to purchase this well presented and ready to move into three bedroom end of terrace property which is situated in a quiet spot. Offering two reception rooms and a modern kitchen and bathroom. Good road links to Sheffield, Rotherham and the M1 Motorway. Perfect for first time buyers or families alike!

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL

SUMMARY

*** GUIDE PRICE £140,000-£150,000*** CHAIN FREE!! A fantastic opportunity to purchase this well presented and ready to move into three bedroom end of terrace property which is situated in a quiet spot. Offering two reception rooms and a modern kitchen and bathroom. Also having off road parking for one car and a garage. Good road links to Sheffield, Rotherham and the M1 Motorway. Perfect for first time buyers or families alike!

LOUNGE 11'11" x 11'8"

Enter via uPVC door into the lounge with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

INNER HALLWAY

Having a stair rise to the first floor and door to the dining room.

DINING ROOM 11'11" x 12'5"

Comprising of a feature wallpapered wall, carpeted flooring and an under stairs storage cupboard. Ceiling light, radiator and window to the rear. Door to the kitchen.

KITCHEN 6'0" x 14'2"

A modern kitchen fitted with ample high gloss wall and base units, wood effect worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Vinyl flooring and boiler location. Two ceiling lights, radiator and window to the rear. Door to the side porch which gives access to the rear.

STAIRS AND LANDING

A carpeted stair rise to the first floor landing with a ceiling light and doors to the three bedrooms and bathroom.

BEDROOM ONE 11'11" x 11'5"

A large double bedroom with neutral decor, carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'4" x 9'6"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 6'4" x 9'6"

Having a 'p' shaped bath with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

BEDROOM TWO 11'10" x 12'1"

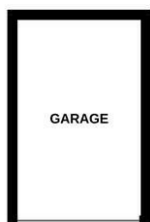
A carpeted stair rise to the second double bedroom with neutral decor, carpeted flooring and eaves storage. Ceiling light, radiator and side window.

OUTSIDE

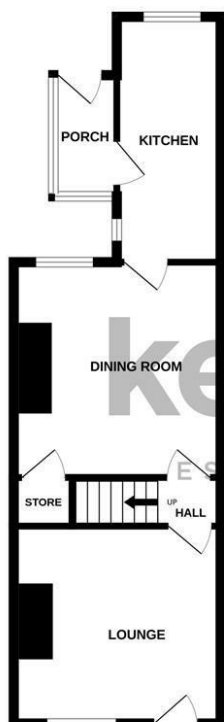
To the front of the property is a driveway and a garage.

To the rear of the property is yard which boasts masses of potential with access for the neighbours.

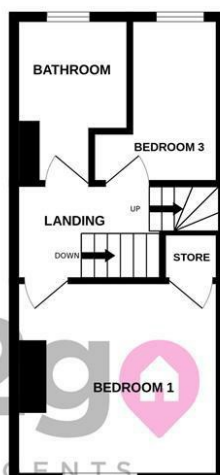
(NOT ACCURATE
MEASUREMENTS)
52 sq.ft. (5.5 sq.m.) approx.



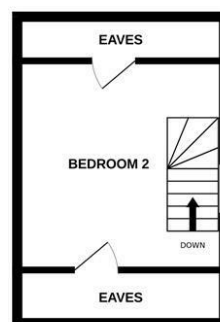
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.




2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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