

ESTATE AGENTS

Marketing Preview















55 Windle Court, Treeton, Rotherham, S60 5UX £125,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two double bedroom ground floor flat which is tucked away on a quiet road. Having allocated and visitor parking. Good road links to Sheffield, Rotherham and M1 Motorway. Perfect for first time buyers or investors!

SUMMARY

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HALLWAY

A welcoming hallway with neutral decor, carpeted flooring, ceiling light and radiator. Doors to the lounge, two bedrooms, bathroom and double storage cupboard.

LOUNGE 10'5" x 16'2"

Comprising of a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and Juliette balcony. Door to the kitchen.

KITCHEN 7'4" x 12'2"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel sink. Oven, hob and extractor fan. Integrated washing machine and space for a full height fridge/freezer. Spotlighting, radiator and side window.

BEDROOM ONE 10'2" x 12'8"

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

BEDROOM TWO 8'10" x 12'4"

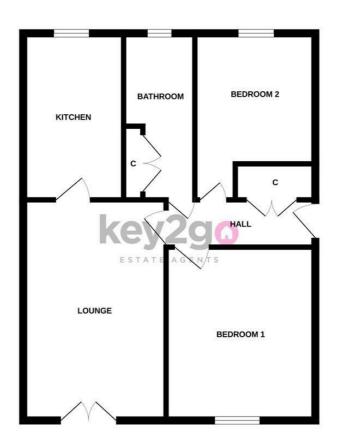
A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'2" x 12'4"

Comprising of a bath with an overhead shower, pedestal sink and close coupled WC. Ceiling light, radiator and spotlighting. Double storage cupboard.

PROPERTY DETAILS

- LEASEHOLD 107 YEARS REMAINING, AROUND £110.00PA GROUND RENT, SERVICE CHARGE ROUGHLY £80/90.00 PER MONTH
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A ROTHERHAM COUNCIL



TOTAL FLOOR AREA : 612 s.g.ft. (56.8 s.g.m.) approx.
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