



## Derwent Chase, Rotherham S60 8AT

**Guide Price £140,000**

**\*\*GUIDE PRICE £140,000 - £150,000\*\***

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN, this well presented, two bedroomed, third floor apartment located in the heart of the highly sought-after Waverley community and close to Olive Lane featuring local shops and amenities. Fitted with modern fixtures throughout, the property would be ideally suited to first time buyers and in brief comprises: entrance hallway, lounge/diner, kitchen, two bedrooms, one with en-suite, and bathroom. A viewing is advised to appreciate the accommodation on offer.

Tenure: Leasehold



## Entrance

Accessed via a timber entrance door leading into the hallway, which has carpeted flooring, two storage cupboards and a central heating radiator.

## Kitchen

10'9" x 5'8" (3.30m x 1.75m)

Fitted with modern white wall and base units complemented by roll-edge worktops. The kitchen incorporates a four-ring electric hob with extractor above and electric oven beneath, along with a stainless steel sink with swan-neck mixer tap. There is an integrated fridge/freezer and space and plumbing for a washing machine. A side-facing UPVC double-glazed window provides natural light, there is a cupboard housing the boiler, a central heating radiator and cushioned flooring.

## Lounge/Diner

16'7" x 14'5" (5.06m x 4.41m)

A well presented and good-sized living space with front-facing UPVC French doors opening to a Juliet balcony. The room has carpeted flooring and a central heating radiator.

## Bathroom

6'6" x 7'5" (2.00m x 2.28m)

A modern bathroom suite comprising: panelled bath with chrome mixer taps, pedestal wash hand basin and low-flush WC. Also having cushion flooring, extractor fan and a central heating radiator.

## Bedroom One

10'7" x 8'5" (3.25m x 2.59m)

Neutrally decorated principal bedroom having a side-facing UPVC double-glazed window, carpeted flooring and a central heating radiator.

## En-Suite

4'11" x 8'1" (1.52m x 2.47m)

Fitted with an electric shower with tiled splashbacks, pedestal wash hand basin and low-flush WC. Also having cushion flooring and a central heating radiator.

## Bedroom Two

10'0" x 11'10" (3.07m x 3.63m)

Well presented with a rear-facing UPVC double-glazed window, carpeted flooring, central heating radiator and useful fitted wardrobes.



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Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the 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 carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



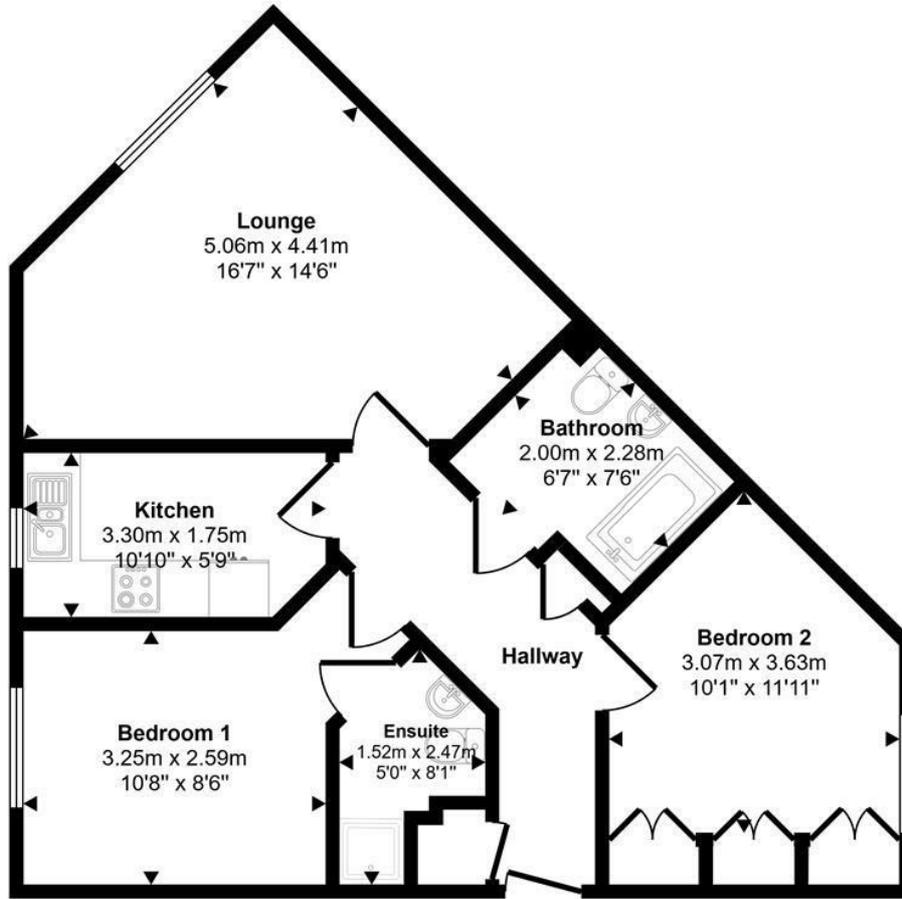
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Approx Gross Internal Area  
60 sq m / 647 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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