

BURGIN ATKINSON

& C O M P A N Y



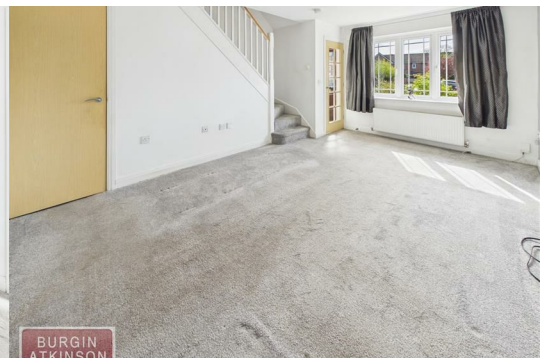
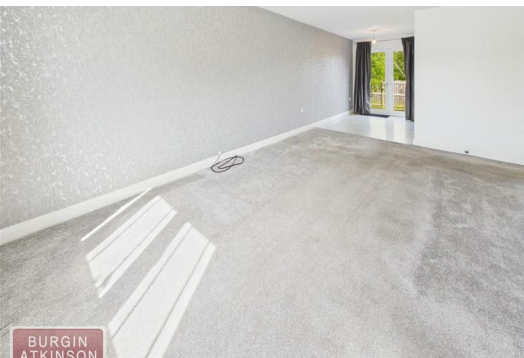
9 Windle Court

Treeton, Sheffield, S60 5UX

Offers In The Region Of £185,000



The accommodation comprises of entrance hall, lounge/diner with patio doors leading to garden, modern kitchen, two double bedrooms and a modern family bathroom. The property also benefits from front & rear gardens, parking, and rear aspect boasts open views. Viewing strongly advised to appreciate location and accommodation on offer.



Description

Burgin Atkinson are delighted to welcome to the market this beautifully presented two-bedroom end terrace property nestled away on a quiet cul-de-sac. located in the heart of Treeton on a beautiful modern development, close to local amenities, excellent transport links and schools.

Inside, the property features a spacious dual-aspect living and dining area, with patio doors opening out to the rear garden. The kitchen is fitted with an integrated cooker and hob, complete with an extractor above.

Upstairs, the first bedroom is generously sized and benefits from a charming bay window overlooking the front, along with built-in storage. The second bedroom is also a double and enjoys views over the rear garden. The main bathroom includes a bath with an overhead shower, a wash basin, and a WC.

Outside, the large enclosed rear garden is mainly laid to lawn, with open field views and a patio area. To the front, there is a pebbled garden and a driveway providing off-road parking for two cars.

Give us a call today to book a viewing !

Living Room/Dining Room 24'11" x 10'7" (7.62 x 3.25)

Kitchen 8'0" x 6'9" (2.44 x 2.08)

Bedroom One 9'7" x 13'8" (2.94 x 4.17)

Bedroom Two 11'7" x 10'4" (3.54 x 3.17)

Bathroom 7'2" x 5'0" (2.20 x 1.54)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Rotherham District Council that this property is in Band B.

Services: Mains water, electricity and drainage are connected. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Parking: On Street parking is available.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

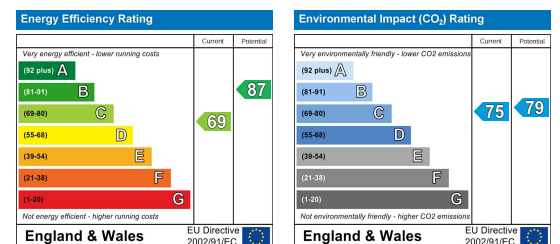
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.