



Trueman Drive, Upper Haugh Rotherham S62 7FA

Offers in the Region Of £240,000



- Beautifully Appointed End Town House
- Lounge with French Doors & Downstairs WC
- Family Bathroom & En-suite Shower Room to the Master Bedroom
- Double Driveway to the Front
- High Specification Kitchen Diner with Integral Appliances
- Three Spacious Bedrooms, Two Having Fitted Wardrobes
- Rear Low Maintenance, Astro-turf Garden & Patio Seating Area's
- FREEHOLD / Council Tax Band B

This beautifully presented three-bedroom modern townhouse is appointed to an extremely high standard throughout and is situated on the popular residential development at The Wickets, conveniently located within easy reach of both primary and secondary schools.

The property also benefits from being within close proximity to the stunning grounds of Wentworth Woodhouse, offering excellent countryside walks and outdoor leisure opportunities.

The accommodation briefly comprises an inviting entrance hall, leading to a stunning open-plan kitchen diner. The kitchen offers an extensive range of larger wall and base units together with a pull-out larder, all finished in a stylish high-gloss grey design, quartz work surfaces and complemented by a comprehensive range of integrated appliances. The ground floor also benefits from a spacious lounge providing a comfortable living space with french doors opening out directly to the garden, along with a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms and a modern family bathroom.

The second floor is dedicated to an impressive master bedroom suite, featuring built-in wardrobes and a private en-suite shower room.

Externally, the property enjoys a well-designed two-tier enclosed rear garden, featuring a low maintenance astro turf lawn, making it ideal for relaxing or entertaining with minimal upkeep. The garden also benefits from an outdoor power point.

This superb home offers modern living in a highly desirable location and would make an ideal purchase for families or professionals alike.

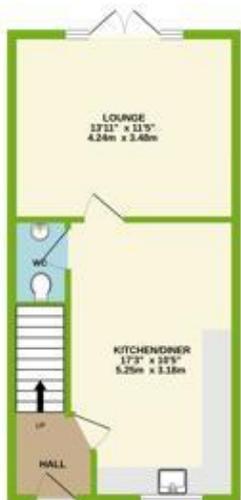




GROUND FLOOR
398 sqft (37.0 sqm) approx.

1ST FLOOR
398 sqft (37.0 sqm) approx.

2ND FLOOR
262 sqft (24.4 sqm) approx.



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TOTAL FLOOR AREA - 1059 sq ft (98.4 sqm) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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