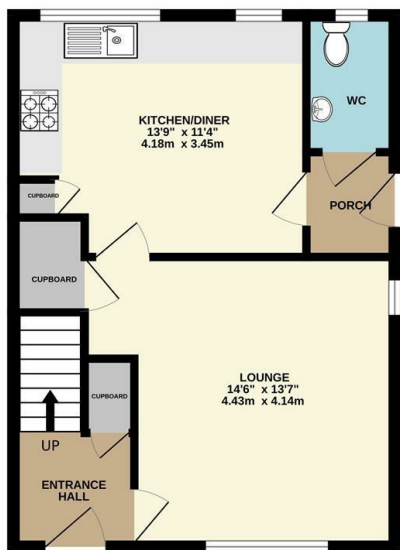
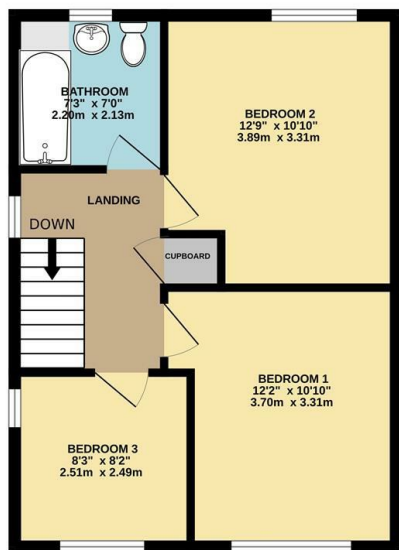


GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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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**EADON
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& RIDDLE**
ESTD 1840



2, Cherry Tree Place, Rotherham, S63 7NR

Guide Price £230,000

2 Cherry Tree Place, Wath-Up-on-Dearne, Rotherham, South Yorkshire, S63 7NR

Description
Guide Price £230,000 - £250,000
Offered for sale is 50% ownership (£115,000 - £125,000) of this 3 bedroom detached house with the remaining 50% owned by Johnnie Johnson Housing (*). Further % ownership can be purchased up to 100% and the price increases accordingly i.e. 100% at a guide price of £230,000 - £250,000. (purchasing terms & conditions apply.)
Enjoying a corner location upon this cul de sac location, is this 3 bedroom detached home with rear solar panels & rear enclosed driveway.
This property which may particularly appeal to first time buyers and enjoys enclosed front & rear gardens together with a ground floor WC. The living room has a dual aspect together with a very useful under stair storage cupboard & leading from the living room is this spacious dining kitchen. The kitchen is fitted with a comprehensive range of wall, base & drawer units. To the side entrance porch is a cupboard housing the wall mounted boiler & a courtesy door gives access to the side footpath. The ground floor WC is to the rear elevation.
To the first floor are the three bedrooms & the family bathroom. The bathroom is fitted with a modern white 3 piece suite with an electric shower over the bath & tiling to the bath area. To the rear is an enclosed garden area which incorporates a double tandem style driveway.
The property stands opposite Wath Comprehensive School & on a bus service route. Wath park is at the bottom of Sandgate & the abundance of Wath shops and amenities are within approx 1.5 miles away.
(*) N.B. If 50% or 75% ownership is purchased, then the remainder will be leased from Johnnie Johnson housing with rent to include insurance at £234.22p per calendar month.

- A 3 bedroom detached house
- Corner position with parking to the rear
- Solar panels & boiler still under warranty.
- Two double bedrooms & a single bedroom
- Ground floor WC
- Front & rear lawned garden inc. driveway
- Opposite highly regarded Wath Comprehensive
- Great opportunity for the first time buyers or growing family
- Vendor is selling their 50% share at £115,000-£125,000
- Leasehold. Council tax band C

