



25, Trafford Apartment Richmond Way, Kimberworth, Rotherham, South Yorkshire, S61 2LJ

Offers In The Region Of £89,950

A spacious and well presented two bedroom first floor apartment and benefits from gas central heating from a combination boiler, UPVC double glazing, allocated off-road parking and additional visitor parking.

the property is only a moments drive from Meadowhall, together with the M1 intersection placing other towns within easy access. The property forms part of a modern complex and is ideally suited to landlords, first time buyers and professionals alike.

Spacious Communal Entrance Hall

With staircase rising to the first floor.

Private Entrance Hall

With intercom system, heater and cloaks cupboard.

Lounge/Dining Kitchen 23'8" x 12'0" (7.22 x 3.68)



With UPVC picture window and two central heating radiators. The kitchen area comprises a range of gloss finish base and wall units with contrasting work surfaces, inset stainless steel sink, integrated stainless steel gas hob with electric oven beneath and high level extractor hood. Ceiling down-lighters and additional down-lights illuminating the work surfaces.

Bedroom One 14'6" x 9'0" (4.43 x 2.75)



With radiator and UPVC picture window.

Bedroom Two 14'7" x 8'0" (4.45 x 2.45)



With central heating radiator, UPVC picture window and storage cupboard housing the gas combination central heating boiler.

Bathroom



With a white suite comprising of a panelled bath with shower and shower screen, pedestal wash hand basin and low flush w.c. The bathroom has contrasting splash-back ceramic tiling and a radiator.

Outside



There is an allocated parking and additional visitor parking.

Floor Plan

TRAFFORD APARTMENTS

APPROXIMATE GROSS INTERNAL AREA = 62 SQ M / 667 SQ FT



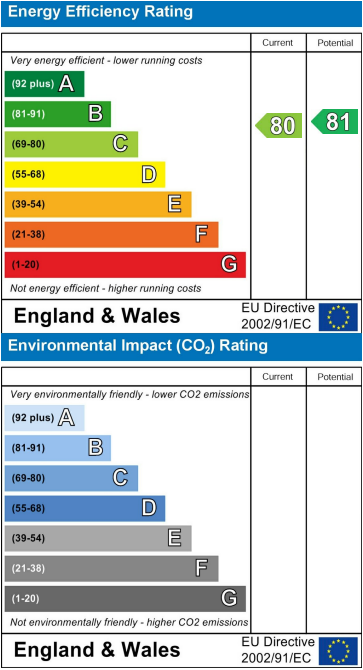
Illustration for identification purposes only. measurements are approximate, not to scale.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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