



19 Elderberry Close, Scholes, Rotherham, S61 2NZ

Offers In The Region Of £110,000

Forming part of a popular modern complex is this TWO BEDROOM SECOND FLOOR APARTMENT. The property, which is offered for sale with vacant possession, offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND ALLOCATED PARKING. The accommodation briefly comprises: Hall, Lounge, fitted Kitchen, two Bedrooms (with En-Suite to the master) and family Bathroom. The apartment is ideally placed for both Rotherham & Sheffield whilst the close proximity of the M1 makes travelling farther afield readily accessible.

HALL



With intercom access system, radiator and cloaks cupboard

LOUNGE 11'3" x 15'5" (3.44 x 4.72)



Having two radiators uPVC double doors and 'juliet' balcony railings, additional side facing uPVC window

KITCHEN 7'8" x 7'6" (2.36 x 2.3)



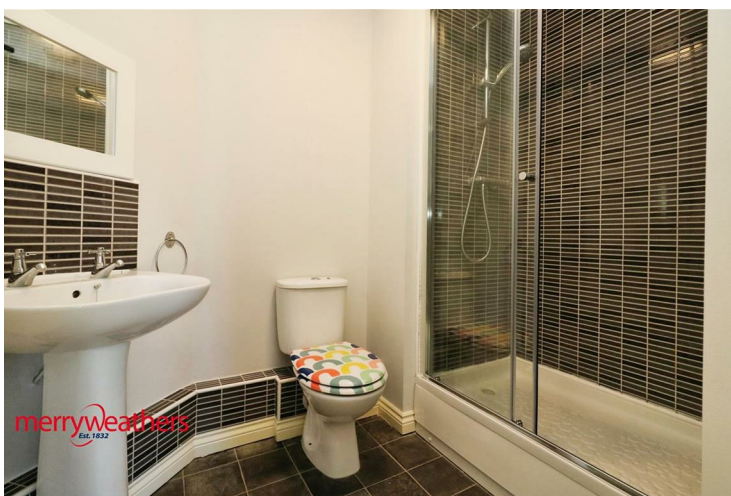
With fitted base and wall units incorporating a stainless steel sink set beneath a side facing uPVC window. Integrated gas hob and electric oven with high level extractor hood. Wall-mounted 'Ideal' gas combi boiler, space and plumbing for washing machine.

BEDROOM ONE 8'4" x 12'0" (2.56 x 3.66)



With radiator and uPVC window

EN-SUITE 6'9" x 6'1" (2.07 x 1.87)



With mosaic tiled shower cubicle, pedestal wash basin and W.C. Radiator and extractor fan

BEDROOM TWO 5'9" x 11'10" (1.77 x 3.62)



With radiator and uPVC window

BATHROOM 6'8" x 6'3" (2.04 x 1.91)



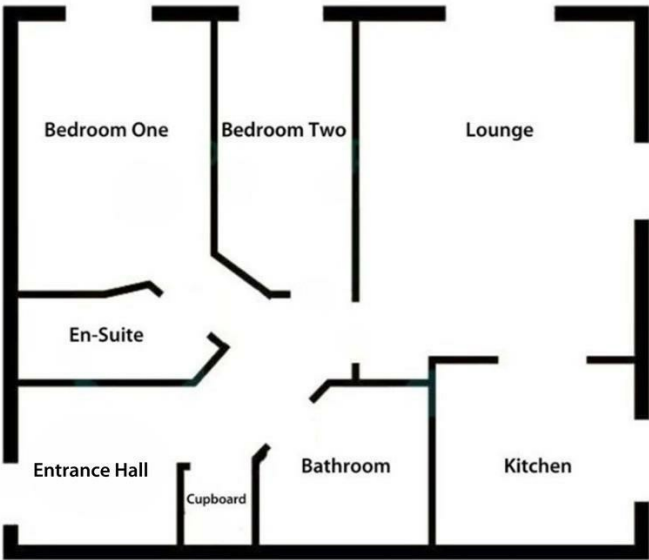
With white suite comprising a panelled bath, pedestal wash basin and W.C. Radiator and extractor fan

OUTSIDE

One allocated car parking space.

Floor Plan

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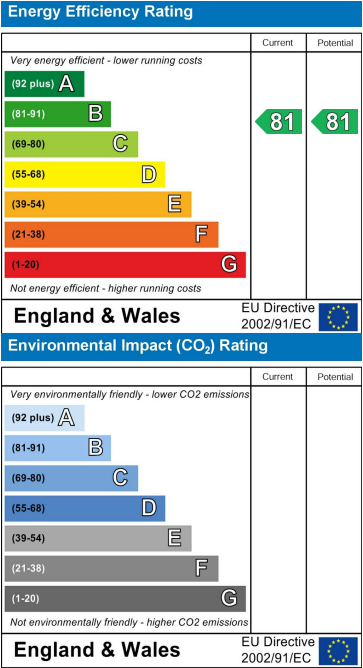


Area Map



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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