FOR SALE









Woodlands, Rotherham
Guide Price £160,000

MARTIN&CO







Woodlands, Rotherham

2 Bedrooms, 2 Bathroom

Guide Price £160,000

- **1st Floor apartment**
- **Two bedrooms**
- **En suite**
- **Separate kitchen**
- **Popular location**

Offered for sale with no chain involved is this spacious first floor apartment, set within a well-established and popular development in the sought-after area. With well maintained communal areas, an allocated parking space and excellent access to local amenities and major transport links, the property is likely to appeal to first time buyers, those looking to downsize and investors alike.

Access to the development is through a secure communal entrance with stairs leading to the first floor. The apartment itself has a welcoming entrance hall providing access to all rooms.

The lounge and dining room is a bright and comfortable living area with dual aspect windows allowing plenty of natural light throughout the day. The generous proportions provide space for both seating and dining furniture, making it suitable for everyday living as well as entertaining family and friends.

The separate breakfast kitchen is fitted with a range of beech effect wall and base units offering ample storage together with worktop space for food preparation and breakfast bar.

There are two well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes providing useful storage while maintaining floor space. An en-suite shower room adds further practicality, making the apartment suitable for a range of buyers.

The second bedroom is also a good size and could equally be used as a guest room, home office or hobby room depending on individual requirements.
The family bathroom is fitted with a white three-piece suite comprising a bath, wash hand basin and WC, completing the internal accommodation.
Externally, the development enjoys attractive communal gardens which are maintained to a good standard, creating pleasant surroundings throughout the year. The apartment also benefits from an allocated parking space together with additional visitor parking nearby.
The location is particularly convenient, with a wide selection of local shops, supermarkets and everyday amenities within easy reach. Tesco Extra at Drummond Street, Aldi and Morrisons are all a short drive away, while Rotherham town centre offers a wider range of shopping, restaurants and leisure facilities. Meadowhall Shopping Centre is also easily accessible for an extensive choice of retail outlets and dining options.
The area is well served by public transport, with regular bus services connecting to Rotherham, Sheffield and surrounding areas. Rotherham Central railway station provides rail links across South Yorkshire, while commuters will appreciate the excellent access to the M1, M18 and Sheffield Parkway, making journeys to Sheffield, Leeds, Doncaster and beyond straightforward.
Families are well catered for with a selection of well-regarded schools nearby, including Sitwell Junior School, Broom Valley Community School and Oakwood High School, together with further education facilities available in both Rotherham and Sheffield.
Combining spacious accommodation, a convenient location, allocated parking and the advantage of no onward chain, this apartment presents an excellent opportunity for a variety of purchasers looking for a property that is ready to move into.

COMMUNAL ENTRANCE Having security intercom entrance door with stairs rising to the apartment.









APARTMENT HALLWAY With access to all rooms and two built in storage cupboards.

LOUNGE/DINING ROOM A generous size lounge / dining room with coving to the ceiling. With dual aspect windows.

KITCHEN BREAKFAST With a range of fitted wall and base units in beech effect. Base units are set beneath contrasting worktops which include, breakfast bar, a single bowl sink, integrated washing machine, tiled splash backs, central heating boiler installed in 2023 and window.

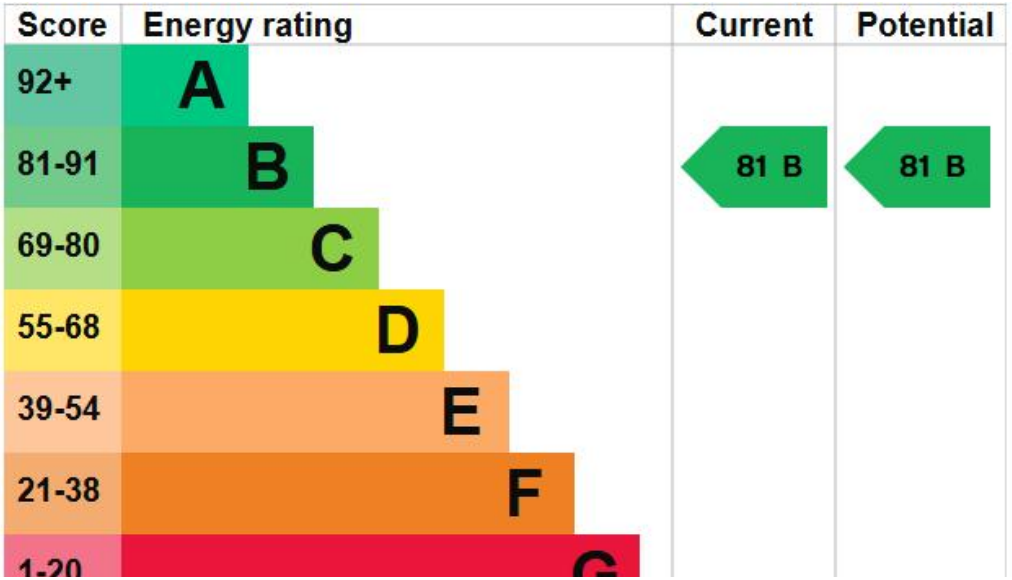
BEDROOM ONE A generous size double bedroom with coving to the ceiling and laminate flooring. With a range of fitted furniture and window.

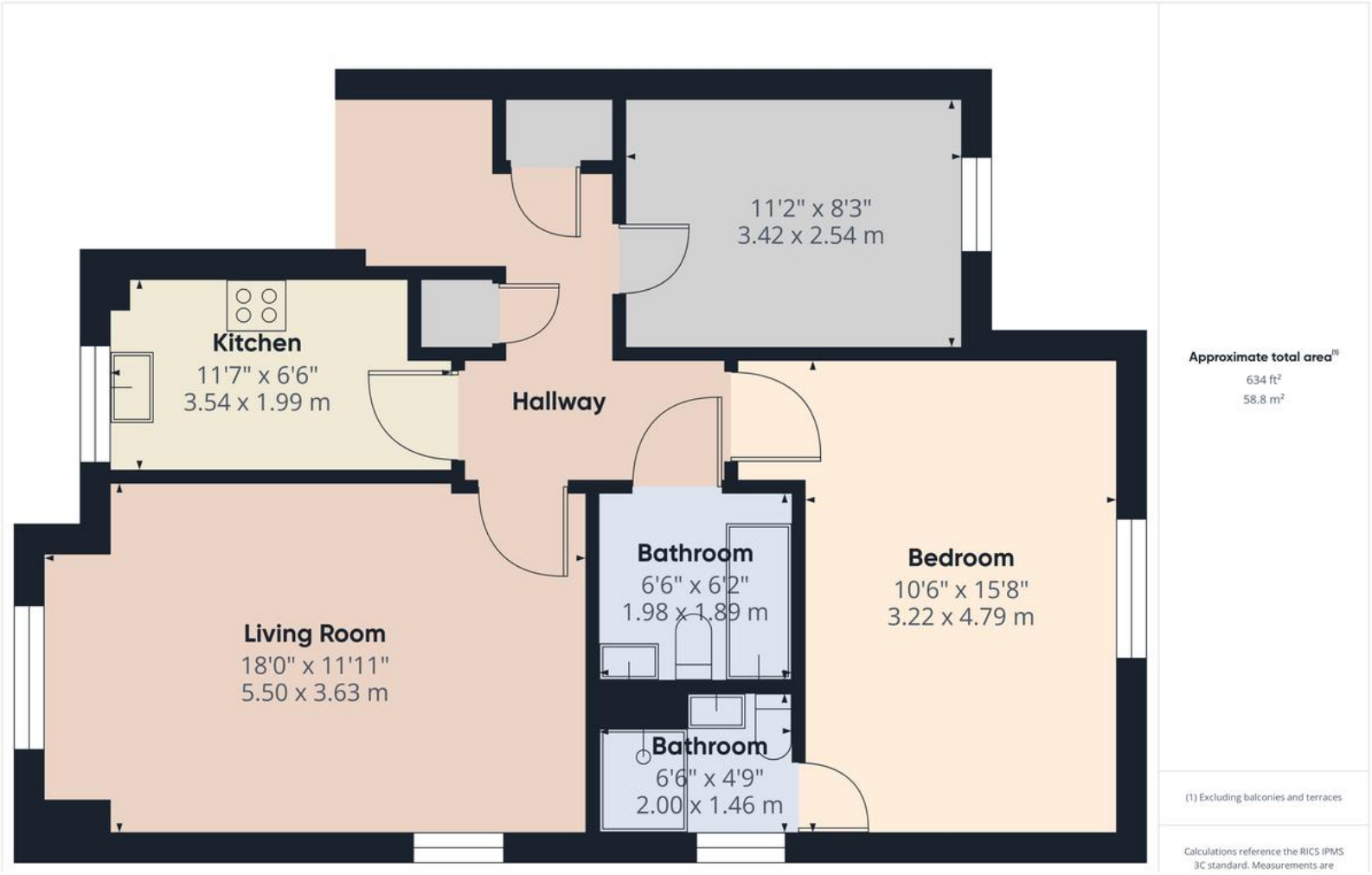
EN-SUITE SHOWER ROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled walls and window.

BEDROOM TWO A generous size second bedroom with coving to the ceiling and window.

BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, shower screen and tiled walls.

OUTSIDE With allocated parking space, visitor parking and well maintained communal garden areas.





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The Property Ombudsman