



## Tolson Walk

Wath Upon Dearne, Rotherham, S63 7EG

£650 Per month



Welcome to this charming apartment located on Tolson Walk in the delightful area of Wath Upon Dearne, Rotherham. This well-appointed property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

The well-designed open plan layout ensures that the living area is both functional and aesthetically pleasing. The single bedroom is a tranquil retreat, offering a peaceful atmosphere for rest and rejuvenation.

The property also includes a modern bathroom, equipped with essential amenities to cater to your daily needs. The overall design of the apartment is both practical and stylish, making it easy to personalise and make your own.

Situated in a friendly neighbourhood, this apartment benefits from local amenities and transport links, ensuring that you are well-connected to the surrounding areas. Whether you are looking to explore the vibrant community or enjoy the tranquillity of your own space, this property offers the best of both worlds.

## Description

COMING SOON - BEAT THE RUSH ! - Currently being renovated- more photos to follow.

An apartment over two floors comprising of an entrance hallway leading to a utility room, bathroom, with stairs leading to an open plan kitchen / living area and a bedroom. To the rear of the property is a private yard area.

## Entrance Hall

With stairs leading to the first floor and access to the utility room and bathroom located on the ground floor.

## Utility Room 5'9" x 5'6" (1.77m x 1.68m)

The utility room is located on the ground floor with space for a washing machine and dryer, worktop and the combi boiler is wall mounted.

## Bathroom 6'0" x 5'9" (1.84m x 1.77m)

The bathroom comprises of a white three piece suite with shower over.

## Kitchen / Lounge 14'10"x 14'5" (4.53mx 4.40m)

A modern style of open plan living with a range of wall and base units, built in electric fan assisted oven, four ring hob, worktops and open plan into the lounge.

## Bedroom 11'6"x 8'10" (3.52mx 2.71m)

A double bedroom with carpet and radiator.

## Outside

To the rear there is a small yard.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

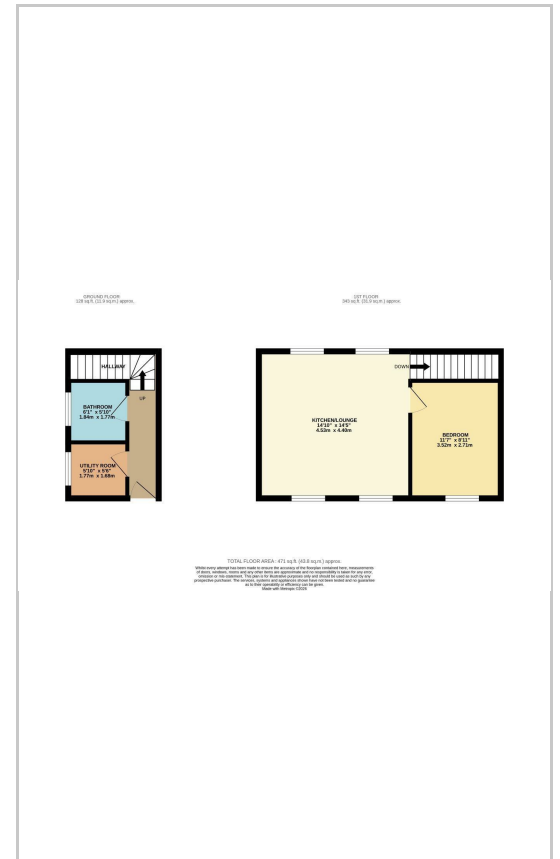
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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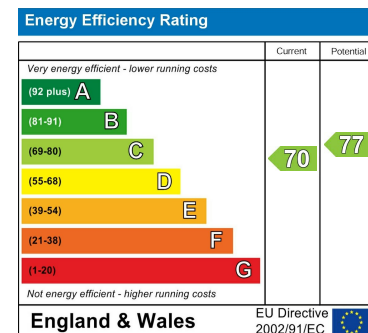
## Area Map



## Floor Plans



## Energy Efficiency Graph



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