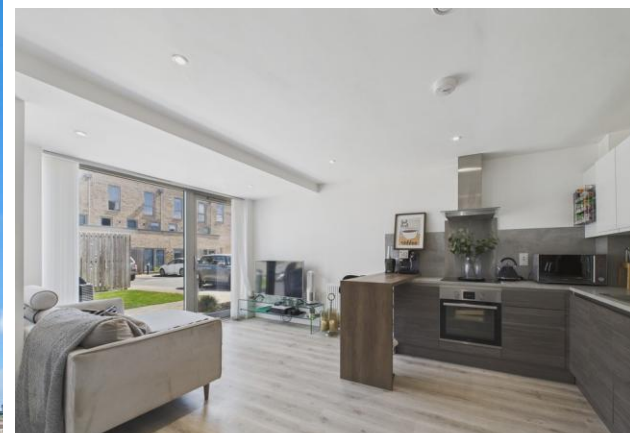


FOR SALE



Lescar Road, Waverley
Asking Price Of £200,000


MARTIN&CO



Lescar Road, Waverley

2 Bedrooms, 2 Bathroom

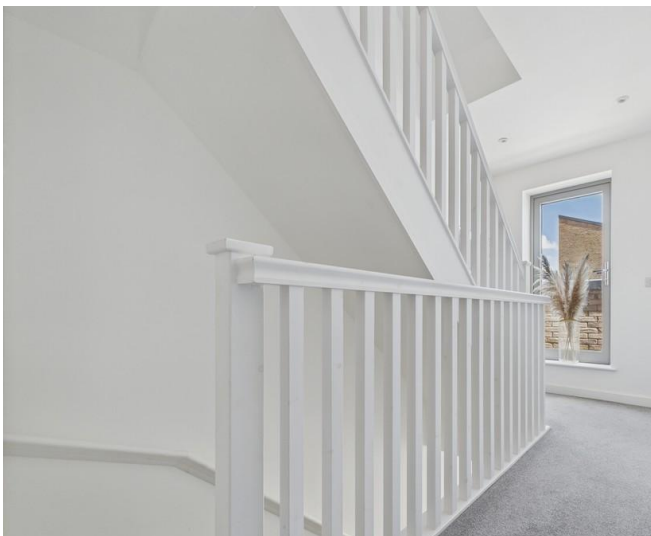
Asking Price Of £200,000

-
-
-
-
-

Set in the heart of the popular Waverley development, Lescar Road offers a unique layout spread across four thoughtfully designed levels. This two-bedroom townhouse has been finished to a high standard throughout, with modern fixtures, practical living spaces, and excellent access to commuter routes. Ideal for buyers wanting a low-maintenance home with a bit of extra character, this property includes a balcony and a private roof terrace, as well as allocated parking.

The entrance hall is located on the ground floor. The open-plan kitchen and living space is modern and streamlined, with integrated appliances that include a fridge, freezer, dishwasher, oven, hob, and extractor fan. The layout allows for a clear division between cooking, dining, and lounge space without sacrificing the open-plan feel. A useful under-stairs cupboard houses plumbing for a washing machine, keeping appliances out of sight. Also on this level is a cloakroom with a two-piece suite – an essential feature for day-to-day convenience.

The first floor landing leads to a balcony, giving an extra outdoor space ideal for a morning coffee or some fresh air. The master bedroom sits on this floor too, and benefits from its own en suite shower room. The room is a good size and, like the rest of the house, is presented in a clean and neutral style.



The second floor contains the second bedroom and the main family bathroom. The second bedroom is well-proportioned and works equally well as a guest room or home office, while the family bathroom has a white three-piece suite with a modern feel, offering flexibility for guests or household use.

On the top floor, the property includes a separate landing area which could easily function as a small study or workspace. From here, access is available to a private and enclosed roof terrace. This outdoor area adds a real point of difference to the property and gives a spot for sitting out or adding planters and pots for those who want a bit of greenery without the upkeep of a garden.

Externally, the property benefits from an allocated parking space and access to well-kept communal areas. The wider Waverley development continues to grow in popularity thanks to its layout, green spaces, and close proximity to major commuter routes.

Waverley is well known for its planned and considered layout, offering modern housing mixed with pedestrian pathways, community spaces, and the large Waverley

Lakes parkland just a few minutes away. The AMRC (Advanced Manufacturing Research Centre) is close by, making the area particularly convenient for professionals working in engineering and technology sectors. For commuters, Junction 33 of the M1 is a short drive away, offering straightforward access to Sheffield, Rotherham, and beyond. Sheffield Parkway is also nearby, providing a direct route into the city centre within 15–20 minutes.

Public transport links are good, with regular buses through the estate and Woodhouse and Darnall train stations both within 10 minutes by car. For shopping, the site benefits from a growing number of local amenities, including a Co-op, cafes, a pharmacy and Waverley Junior Academy – all within walking distance. Larger supermarkets such as Morrisons in Catcliffe and Asda in Handsworth are also easily reached by car.

Schools in the area include the highly regarded Waverley Junior Academy (primary level) and catchment access to Brinsworth Academy for secondary education. The area has also seen ongoing



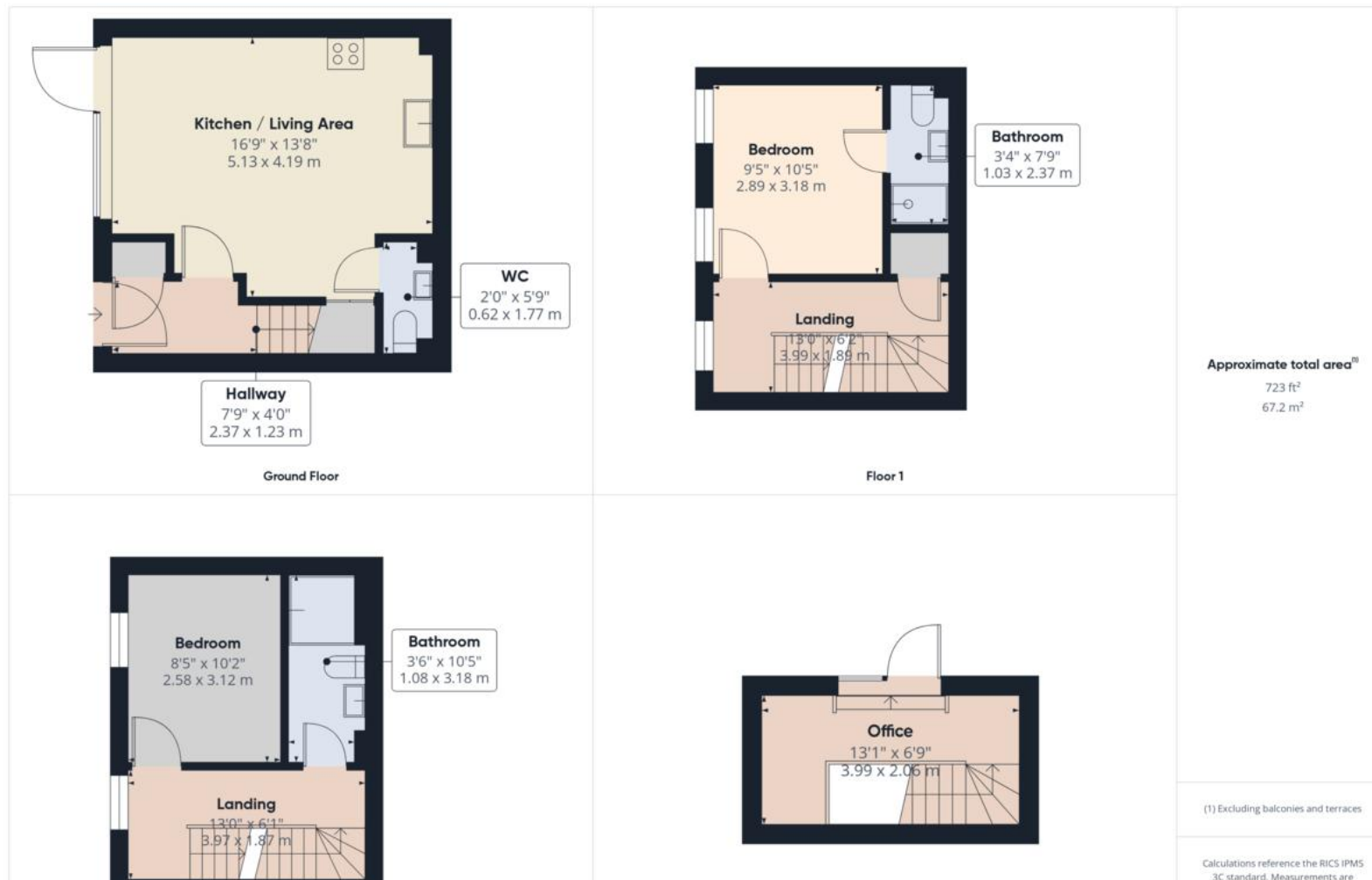
investment in infrastructure, making it a strong long-term choice for those wanting modern living close to key commuter and employment hubs.

Overall Lescar Road offers a great mix of practical living space, clean and modern interiors, and outdoor areas that provide more than what's usually expected from a two-bedroom property. The four-storey layout adds flexibility, while the location makes it well-suited for those who need good access to Sheffield and Rotherham, without giving up the benefits of a newer development.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.