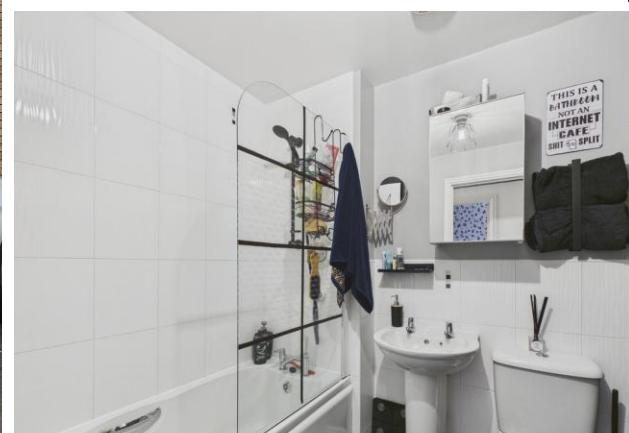


# FOR SALE



**Acorn Way, Woodlaithes**  
**Guide Price £110,000**

**MARTIN&CO**





## Acorn Way, Woodlaithes

2 Bedrooms, 1 Bathroom

Guide Price £110,000

- 1st Floor apartment
- Two bedrooms
- Allocated parking
- Popular location
- Well appointed

GUIDE PRICE £110,000 - £120,000. Set within the ever popular Woodlaithes development, Acorn Way occupies a first floor position within a well-kept apartment block, offering a practical layout and easy access to a wide range of local amenities. This modern setting continues to attract a broad mix of buyers thanks to its convenient location, straightforward access to transport links and proximity to everyday essentials.

Access to the building is via a communal security entrance hall, providing a sense of reassurance, with stairs rising to the first floor landing. The apartment's private entrance hall sits at the centre of the layout, giving access to all rooms and creating a simple, functional flow throughout the property.

The lounge is positioned to the rear and benefits from French doors opening onto a Juliet balcony. This feature allows natural light to filter into the space and provides an airy feel, making it a comfortable area for both relaxing and dining. There is ample room for a sofa suite along with additional furniture, and the neutral décor offers a blank canvas for personal styling.

The kitchen is fitted with a range of blue wall and base units, offering good storage and worktop space. Integrated appliances include an oven, hob and extractor hood, creating a practical cooking area that

works well for everyday use. The layout makes efficient use of the available space while maintaining a clean and modern look.

There are two well-proportioned bedrooms, both capable of accommodating double beds along with additional furnishings. The main bedroom provides generous floor space, while the second bedroom is versatile and could serve equally well as a guest room, home office or dressing room, depending on individual requirements.

The bathroom is fitted with a white three-piece suite comprising a bath with shower over, wash hand basin and WC. The clean, simple finish ensures a timeless look and low-maintenance upkeep.

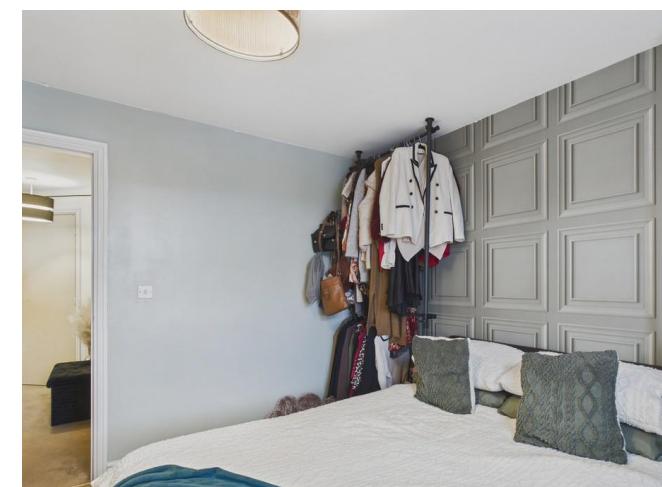
Externally, the property benefits from an allocated parking space, an important feature within this development. Visitor parking is also available within the wider complex, making it convenient for guests. Woodlaithe remains one of Rotherham's most sought-after residential areas, known for its balance of green space and accessibility. The development itself includes local shops, a medical centre and schooling,

including Wickersley Northfield Primary School and Thrybergh Academy within easy reach. Wickersley School and Sports College is also nearby and is well regarded locally.

For day-to-day shopping, there is a Morrisons supermarket in Bramley, along with Aldi and Tesco Extra at Parkgate Retail World. Parkgate also offers a range of high street stores, restaurants and leisure facilities. Further amenities can be found in nearby Wickersley, which offers independent shops, cafés and pubs.

Commuters are well placed with excellent transport connections. The M18 motorway is just a short drive away, providing links to Sheffield, Doncaster and beyond. Rotherham Central railway station offers regular services to Sheffield, Leeds and Doncaster, while local bus routes run through Woodlaithe connecting to Rotherham town centre and surrounding areas.

This first floor apartment combines a straightforward layout with a convenient setting, making it suitable for first-time buyers, downsizers or investors looking for a



property in a consistently popular area with strong local demand. fridge freezer and front facing window.

**COMMUNAL ENTRANCE HALL** With a security entrance door with intercom and stairs rise to the first floor landing.

**FIRST FLOOR LANDING**

**APARTMENT ENTRANCE HALL** An entrance door opens into the spacious hall which gives access to all rooms.

**LOUNGE** A generous size lounge with front facing French doors that open onto a Juliet balcony.

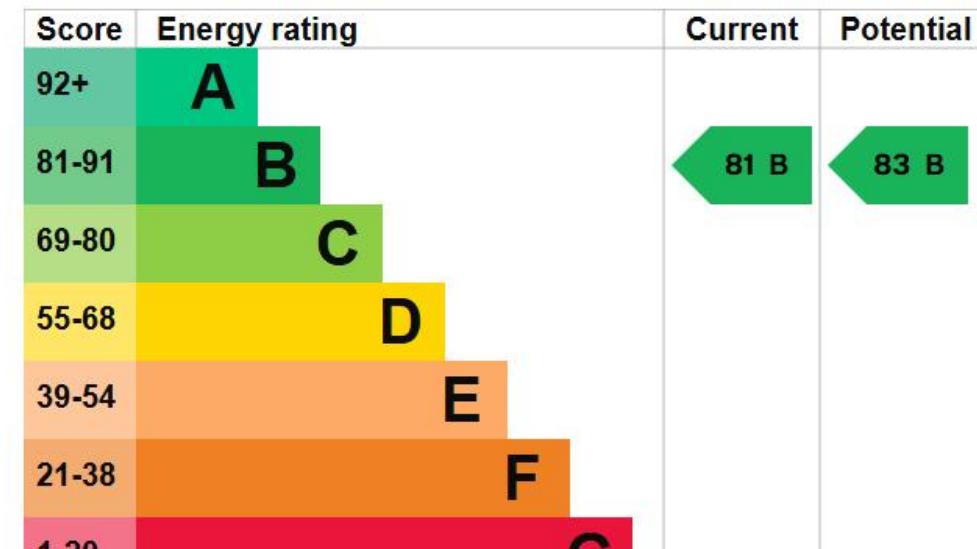
**BREAKFAST KITCHEN** With a range of fitted wall and base units in blue, wall units include extractor hood and underlighting. Base units are set beneath worktops which include a single bowl sink, hob, oven, space for

**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A generous size second bedroom with front facing window.

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

**OUTSIDE** There is an allocated parking space and visitor parking.







## Martin & Co Rotherham

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**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 the 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.

