



Morthen Road, Wickersley, Rotherham, S66

Within this much sought after location a three double bed roomed extended family home including gas central heating, double glazing throughout, impressive frontage and westerly facing rear garden. This well appointed home may also suit the first time buyer and has versatile accommodation along with extensive parking to the front. Within easy reach of the centre of the village and with catchment for Wickersley School.

Entrance Lobby With composite front door.

Study 4.95 x 2.29. A versatile room with front aspect.

Lounge 4.56 x 3.71. With front aspect and focal fire surround with stainless steel inlay and hearth. Under stairs storage.

Extended Dining Room 5.22 x 3.04. Another versatile room which has French doors opening to the rear gardens.

Breakfast Kitchen 6.05 x 2.40. With a range of shaker style units with work surfaces. Two rear aspect windows, one and a half bowl sink with mixer tap, double glazed rear door and plumbing for dishwasher. Double glazed rear door, wall mounted combination gas boiler, laminate floor and tiling to the sink and work surface area. Cooking appliances of gas hob with extractor over and electric oven.

Utility Area 1.54 x 0.94. A small utility area with plumbing for washing machine.

Cloakroom/WC 1.63 x 1.51. With wc and wash basin in white, towel rail/radiator and tiling to the basin.

First Floor Landing With access to the part boarded loft area.

Bedroom One 3.60 x 3.55. With front aspect, fitted wardrobes and bedside tables.

Bedroom Two 3.58 x 2.51. With front aspect.

Bedroom Three 2.78 x 2.44. With rear aspect, built in wardrobes and over stairs storage. Hot water cylinder from the solar panels.

Bathroom 3.43 x 1.94. (Maximum measurements)

With white suite comprising wc, wash basin and bath. Shower area with thermostatic shower, vanity units below and over the wash basin, two towel rail/radiators, side and rear aspects and full wall tiling.

Outside To the rear of the property are attractive enclosed lawned gardens with decking, patio, shrub bed and garden shed. The rear gardens have a sunny westerly aspect. To the front is a walled lawned garden with adjacent extensive tarmac driveway providing ample off road parking. Outside tap and side access from front to rear. The property has an impressive frontage well set back from Morthen Road.

Solar Panels The solar panels are owned by the vendors and will stay with the house. We are advised that the annual saving is in the region of £1500 per annum.

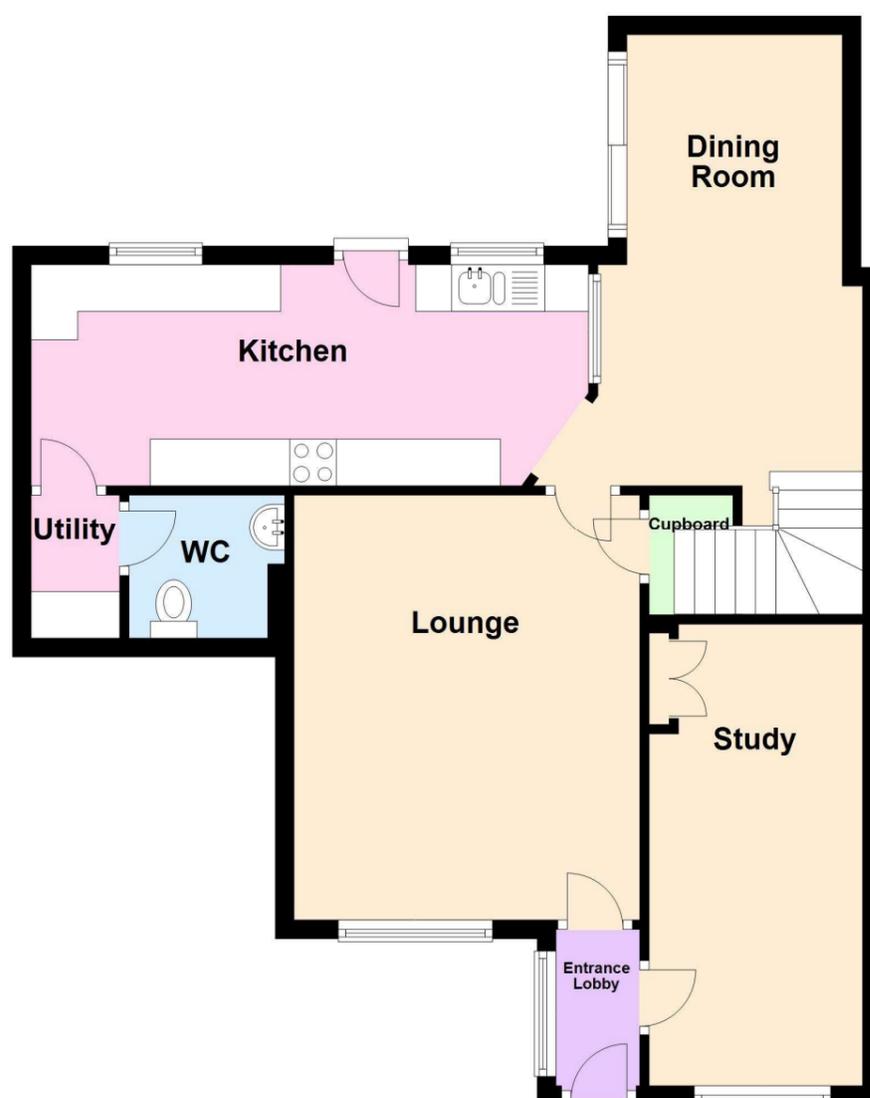


- Extended semi detached home
- Three double bedrooms
- Central heating and double glazing
- Impressive frontage with extensive parking.
- Solar panels.
- Well appointed versatile accommodation
- Gardens to front and rear
- Close to village amenities
- Catchment for Wickersley School

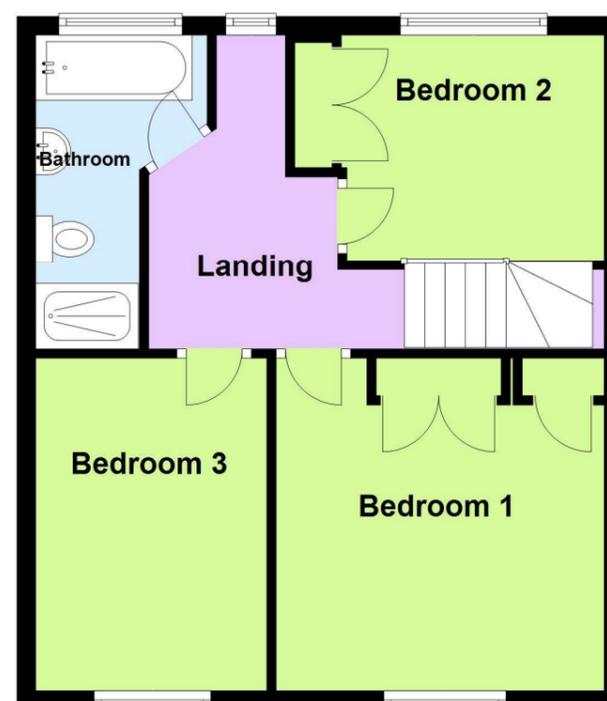
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



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