



LINCOLN RALPH



# Briar Court, Wickersley, Rotherham, S66

## FIRST TIMERS TAKE NOTE! QUALITY LOCATION, CUL DE SAC POSITION, LARGER THAN USUAL REAR GARDEN, DRIVE AND DETACHED GARAGE

Offering a rare opportunity to acquire a two bedroom semi detached home upon this highly sought after development! With gas central heating, double glazing, corner position gardens along with drive and garage this modern starter home certainly warrants consideration and offers the opportunity to upgrade/extend. Just a hop, skip and a jump to the village centre where an array of quality amenities await along with easy to both the M1 and M18.

**Entrance Lobby** With double glazed front door and stairs rising to the first floor.

**Lounge** 4.20 x 3.22. With front aspect, focal fire surround with open flame gas fire and under stairs store cupboard.

**Dining Kitchen** 4.15 x 2.78. With a range of fitted units with work surfaces, stainless steel sink and tiling to the sink and work surface area. Double glazed rear door, rear aspect window, plumbing for washer.

**First Floor Landing** With side aspect.

**Bedroom One** 3.22 x 3.46. With front aspect and built in wardrobe.

**Bedroom Two** 3.55 x 2.55. With rear aspect.

**Bathroom** 2.59 x 1.82. With white suite comprising wc, wash basin and bath with shower and screen. Cupboard housing the gas boiler, tiled effect vinyl floor, partial wall tiling and access to the loft.

**Outside** The property occupies a corner position at the head of the cul de sac with small pebbled front garden and adjacent drive leading to the detached sectional garage. To the rear are larger than usual well screened lawned gardens with conifers, outside tap and small paved patio area.

**Detached Garage** 5.50 x 3.12. With up and over entry door. power and access door to the rear.

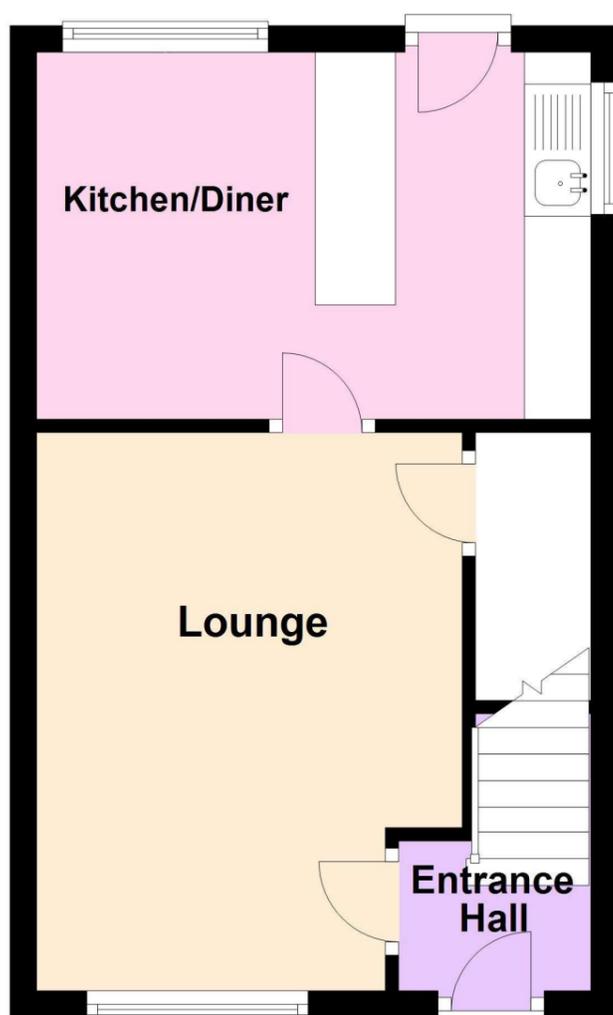


- Two bedroom semi detached house
- Central heating and double glazing
- Driveway and garage
- Corner position with larger than usual rear garden
- Close to village amenities and motorway network
- Quality junior and senior schools
- Cul de sac location

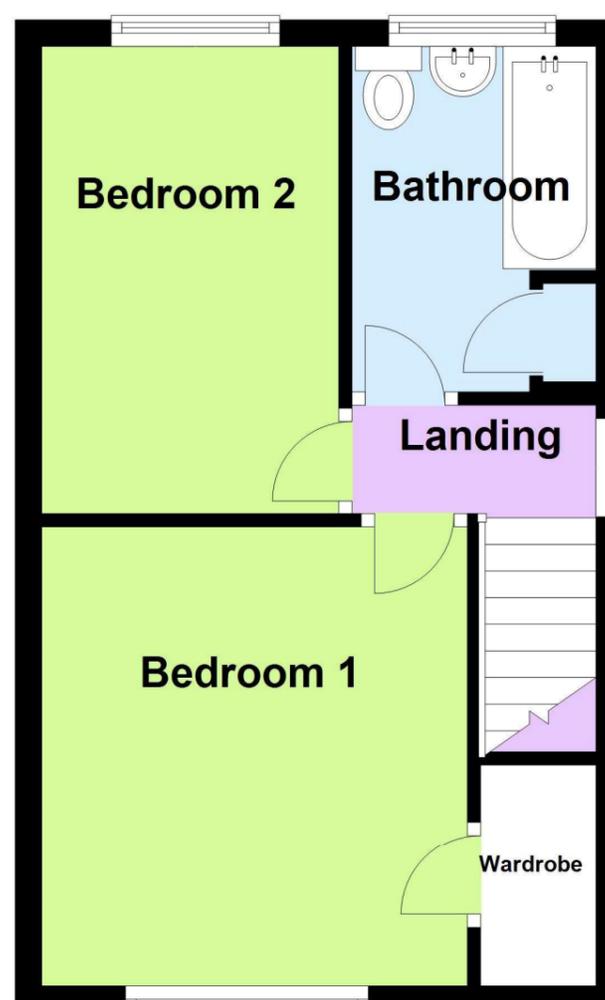
### Disclaimer

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



This plan is used for illustration purposes only  
Plan produced using PlanUp.