

Leasehold

Asking Price: £225,000

Gorseland Court, Wickersley,
Rotherham, S66



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Gorseland Court, Wickersley, Rotherham, S66

CENTRAL WICKERSLEY LOCATION!! CUL DE SAC POSITION! SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITH GARAGE!

A spacious two bedroom first floor apartment that enjoys a prime location at the head of a cul de sac just a hop, skip and jump away from a range of amenities at the Tanyard. The accommodation briefly comprises an entrance hallway, lounge with a dual aspect, dining room, fitted kitchen, two bedrooms and a bathroom. Externally there are communal gardens and off road parking is provided by a garage. The village of Wickerlsey is well served by a range of amenities and transport links and is within a short drive of the M18/M1 motorway network. Viewing is highly recommended!

Entrance Hall Having an entrance door to the communal landing, two useful storage cupboards, loft access and a radiator. Doors open to the lounge, dining room, kitchen, bedrooms and bathroom.

Lounge 6.81 x 3.91. A spacious room with a fire surround having a hearth and back incorporating a living flame gas fire. There is coving to the ceiling, front, side and rear facing UPVC double glazed windows and a radiator. The room opens to the dining room.

Dining Room 3.31 x 3.31. Having coving to the ceiling, rear facing UPVC double glazed window and a radiator.

Kitchen 3.55 x 2.23. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring Bosch ceramic hob, built in double electric oven and microwave, space for fridge and plumbing for a washing machine. Having tiling to splashback height and to the floor, downlights to the ceiling and a front facing UPVC double glazed window.

Bedroom 1 3.55 x 3.31. (The first measurement is taken to the wardrobes) Having a range of mirror fronted wardrobes, coving to the ceiling, rear facing UPVC double glazed window and a radiator.

Bedroom 2 3.37 x 2.63. Having a built in wardrobe, coving to the ceiling, rear facing UPVC double glazed window and a radiator.

Bathroom 2.79 x 1.65. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, downlights to the ceiling, shaver point, heated chrome towel rail and front facing UPVC double glazed window.

Outside The property is located at the head of a cul de sac and has well maintained communal gardens that are mainly laid to lawn. Off road parking is provided by a garage.



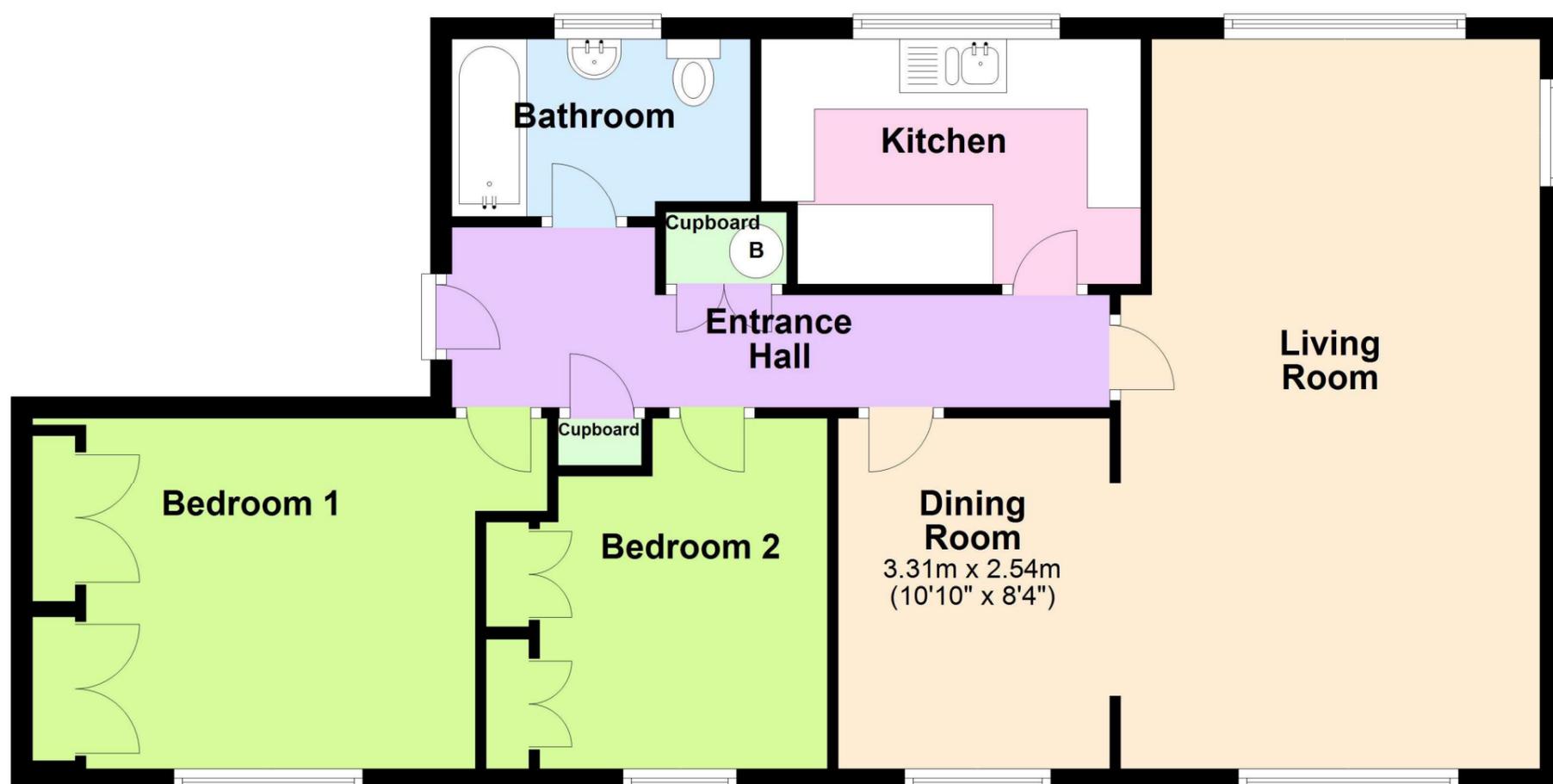
- Two bedroom first floor apartment
- Cul de sac position
- Central Wickerlsey
- Garage
- Spacious accommodation
- Lounge and dining room
- Viewing is highly recommended!

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.

Floor Plan

Approx. 82.1 sq. metres (883.9 sq. feet)



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