

Freehold

Asking Price: £250,000

Radley Avenue, Wickersley,
Rotherham, S66



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JUST ONE LOOK AND YOU WILL BE SOLD ON THIS FABULOUS THREE BEDROOM EXTENDED SEMI DETACHED HOME!

Situated on a no through road within this sought after location is this fabulous three bedroom semi detached property. The home boasts high standards within and is perfectly positioned to access all that Wickersley has to offer. The accommodation briefly comprises an entrance hall, well presented lounge, dining room and fitted kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside the property has attractive landscaped gardens to the front and rear. Off road parking is provided by a driveway and garage. Viewing is essential! Avoid disappointment and call Lincoln Ralph today!

Entrance Hall Front facing double glazed entrance hall, side facing UPVC double glazed window along with stairs rising to the first floor. Doors open to the kitchen and the lounge.

Lounge 4.77 x 2.97. (The latter measurement increases 3.43) A well presented room with a focal fire surround having a hearth and back incorporating a coal effect electric fire. Front facing UPVC double glazed window, radiator and double sliding doors open to the dining room.

Dining Room 4.58 x 3.0. (The latter measurement reduces to 2.68) A pleasant room with rear facing UPVC double glazed patio doors overlooking the attractive mature rear garden. There is a radiator and a door opens to the kitchen.

Kitchen 6.16 x 2.22. (The latter measurement reduces to 1.70) Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring ceramic hob and electric oven with extractor hood over, built in fridge, plumbing for a washing machine and a breakfast bar. Having rear and side facing UPVC double glazed windows, radiator and an under stairs cupboard. A side facing UPVC double glazed entrance door opens to the garage.

Landing Having loft access and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Bedroom 1 4.04 x 2.97. Having a range of fitted wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.25 x 2.98. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.32 x 2.25. Having a useful cupboard along with a front facing UPVC double glazed window and a radiator.

Shower Room 2.25 x 1.44. A well appointed room that is fitted with a white walk in shower with overhead drencher, vanity wash hand basin and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, rear facing UPVC double glazed window and a designer radiator.

Outside At the front is a well appointed lawned garden and a block paved driveway providing off road parking and in turn leads to the garage. In addition there is an electric vehicle charge point. To the rear is a landscaped garden combining a patio with woodchip areas along with mature shrubs and trees.

Garage 5.20 x 2.73. Having an up and over door, power and lighting. A UPVC double glazed entrance door opens to the rear garden. The garage open to a storage area.

Storage Area 1.93 x 1.52. Having a wall mounted central heating boiler and a rear facing UPVC double glazed window.

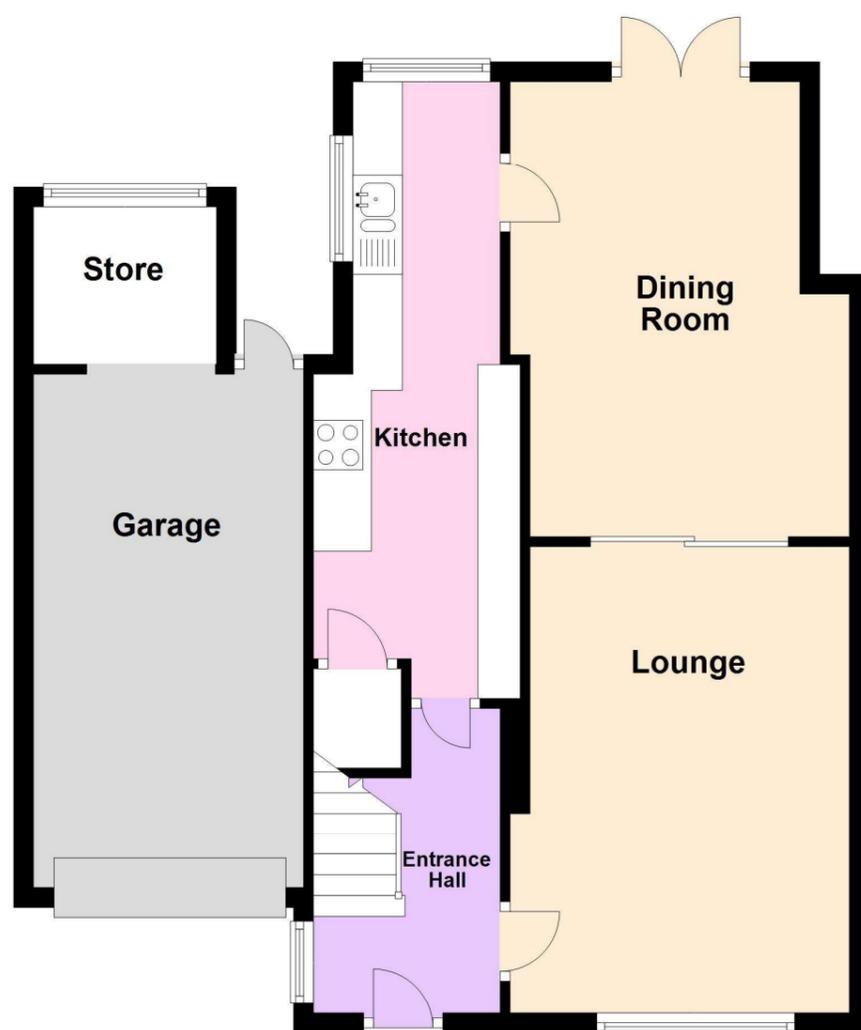


- Extended three bedroom semi detached
- Sought after location
- High standards within
- Boasting two reception rooms
- Driveway and garage
- Electric vehicle charging point
- Viewing is highly recommended!

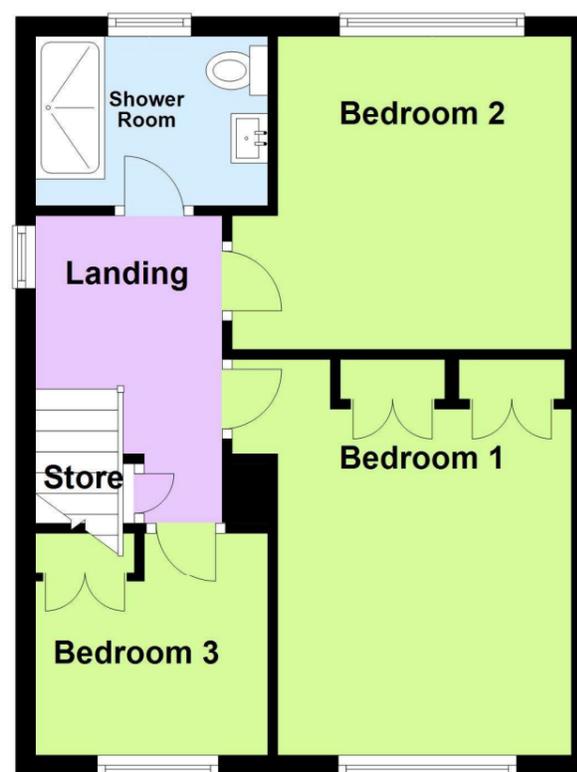
Disclaimer

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.

Ground Floor



First Floor



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

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