

Leasehold

Asking Price: £140,000

Companions Close, Wickersley,  
Rotherham, South Yorkshire, S66



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# Companions Close, Wickersley, Rotherham, South Yorkshire, S66

## SUPERB LOCATION, FIRST TIMERS, RETIREES AND INVESTORS, TWO BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING.

Viewing is highly recommended on this well appointed two bedroom ground floor apartment set within this sought after development. The property is perfectly placed to access all that Wickerlsey has to offer and is stone's throw away from shopping at the Tanyard. The accommodation briefly comprises an entrance hallway, lounge, fitted kitchen, WC, two bedrooms and a bathroom. Outside, allocated parking is provided along with pleasant communal lawned garden. Avoid disappointment and call Lincoln Ralph today!

**Entrance Hall** An entrance door opens to the communal hallway. There is a coat cupboard and a radiator. Doors open to the lounge, WC, bedrooms and shower room.

**Lounge** 4.04 x 4.98. (The first measurement is the maximum measurement and reduces to 3.15) A pleasant room with a focal fire surround, hearth and back incorporating a coal effect electric fire. Having two radiators along with a rear facing UPVC double glazed window. The room opens to the kitchen.

**Kitchen** 2.75 x 2.13 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 gas hob and electric oven with extractor over along with an integrated fridge freezer. Having tiling to splashback height, side facing UPVC double glazed window and a door opens to a pantry cupboard that houses a wall mounted central heating boiler and plumbing for a washing machine.

**Bedroom 1** 4.14 x 2.71. Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator.

**Bedroom 2** 2.71 x 2.34. Having a rear facing UPVC double glazed entrance door and a radiator.

**Shower Room** 2.28 x 1.68. Fitted with a white suite comprising a shower cubicle, low flush WC and a vanity wash hand basin. Having tiling to the walls, shaver point, extractor fan and a radiator.

**Outside** Allocated parking is provided and there are attractive communal lawned gardens.

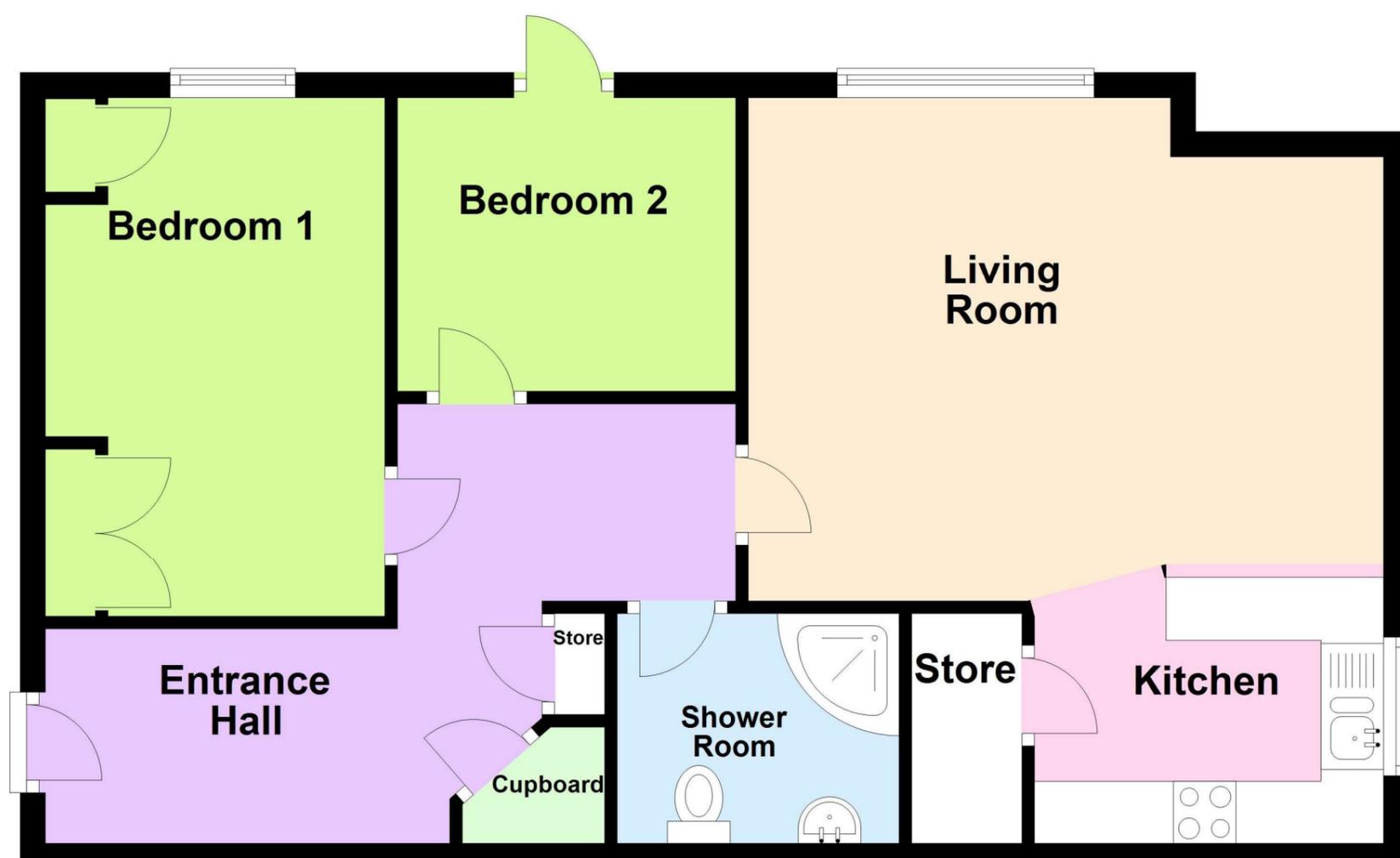


- Two bedroom ground floor apartment
- Allocated parking
- Sought after location
- Attractive communal gardens
- Perfectly placed for shopping at the Tanyard
- Ideally located for the M18/M1 motorway network
- May suit investors, first timers or retirees

### 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



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