

Freehold

Guide Price: £220,000-£225,000

Morthern Road, Wickersley,  
Rotherham, South Yorkshire, S66



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# Morthen Road, Wickersley, Rotherham, South Yorkshire, S66

## CHARACTER, STYLE AND LOCATION! FIRST TIME BUYERS TAKE NOTE, HUGE GARAGE AND STUDIO ABOVE, BRILLIANT HOME OFFICE SOLUTION, AN ABSOLUTE MUST VIEW!

Within this highly regarded location and offering character, style and potential a two bedroom semi detached stone cottage with adjoining garage/annexe with studio room above. With drive to the front and small courtyard area to the rear this delightful home has central heating, double glazing and well appointed accommodation over three floors. Ground floor kitchen/lounge, first floor bedroom and bathroom and further bedroom to the top floor. The 'annexe' area comprises large double garage with room above which could suit a variety of purposes not least to provide a home office or dependant relative living. So close to an array of amenities in the village, the M1 and M18 motorway network and very well regarded junior and senior schools.

**Kitchen/Living Area** 5.66 x 3.57. A versatile living area which albeit of modest size incorporates kitchen, and living/dining area. There are a range of light oak finish units with matching trimmed work surfaces and one and a half bowl sink with mixer tap. Front and rear entrance doors, tiled effect laminate floor, side, front and rear windows and spiral staircase rising to the first floor. There is a feature fireplace with brick inlay and integrated appliances of electric hob with extractor, electric oven and fridge freezer.

**First Floor Landing** With stairs rising to the top floor.

**Bedroom One** 3.59 x 3.28. With front window and original fireplace with multi fuel stove.

**Bathroom** 2.26 x 1.96. With coloured suite comprising wc, wash basin and bath with over bath shower. Two towel rail/radiators.

**Bedroom Two** 3.33 x 3.03. Located to the top floor and having exposed stone walling, side window, fitted wardrobes and further storage .

**Outside** To the rear of the property is a small paved courtyard and to the front a stone paved entrance path with adjacent side by side drive approached from wrought iron gates. The drive provides private off road parking and access to the garage/annexe.

**Garage/Annexe** A brilliant feature of the property which comprises stone store, large double garage and studio room above. Potentially suitable for a variety of uses subject to any necessary planning consents.

**Stone Store** 2.76 x 2.20. Converted by the present owners into a useable room. Front door and window and Velux window also. Access to the garage.

**Double garage** 5.76 x 5.73. (Maximum measurements)

With two sets of wooden entrance doors, plumbing for washer, light, power and gas boiler. Under stairs storage, hot and cold water supply, inspection pit and stairs rising to the first floor.

**Studio Room** 5.60 x 3.35. With front and rear windows, wooden floor and exposed stone walling.



- Stone character cottage
- Accommodation over three floors
- Annexe of large garage with studio above
- Two bedrooms
- Central heating and double glazing
- Driveway for parking
- Ideal work from home/small business opportunity

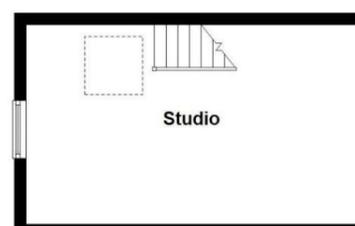
### Disclaimer

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



Second Floor



Total area: approx. 115.8 sq. metres (1246.8 sq. feet)

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