

Freehold

Asking Price: £165,000

Rotherham, South Yorkshire, S66

Larch Avenue, Wickersley,



LINCOLN RALPH



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Larch Avenue, Wickersley, Rotherham, South Yorkshire, S66

POPULAR LOCATION! CATCHMENT FOR HIGHLY REGARDED SCHOOLS! PERFECTLY PLACED FOR A RANGE OF QUALITY AMENITIES! STACKS OF POTENTIAL!

Offering a wealth of potential is this three bedroom semi detached property. Located in the sought after district of Wickersley and being perfectly placed to access a range of quality amenities in the village along with being within the catchment for highly regarded schools. The accommodation briefly comprises an entrance porch, hallway, lounge, dining room and a kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside, the property has gardens to the front and rear with off road parking being provided by a driveway and garage. Viewing is recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Porch Having a front facing double glazed entrance door, side facing UPVC double glazed window along with tiling to the floor. A door opens to the hallway.

Hallway Having a radiator along with stairs rising to the first floor landing. Doors open to the lounge, dining room and kitchen.

Lounge 3.66 x 3.51. (The first measurement reduces to 2.83 with the latter measurement increasing to 3.91) The focal point of the room is the fire surround with marble effect hearth and back incorporating a coal effect electric fire. There is coving to the ceiling, front facing UPVC double glazed window and a radiator.

Dining Room 3.17 x 3.18. Having coving to the ceiling, rear facing double glazed patio doors and a wall mounted central heating boiler.

Kitchen 2.52 x 2.18. Fitted with wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is space for a cooker, plumbing for a washing machine and a useful understairs storage cupboard. Having tiling to splashback height, rear facing UPVC double glazed window and an entrance door opens to the garage.

Landing Side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Bedroom 1 3.61 x 3.43. Front facing UPVC double glazed window and a radiator.

Bedroom 2 3.78 x 2.65. Rear facing UPVC double glazed window, radiator and an airing cupboard.

Bedroom 3 2.14 x 1.82. Front facing UPVC double glazed window.

Bathroom 1.91 x 1.67. Fitted with white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a radiator.

Outside To the front is a lawned garden with a hedgerow border. Off road parking is provided by a driveway that in turn leads to the garage. At the rear is an uncultivated garden with a patio.

Garage Up and over door, power and lighting.



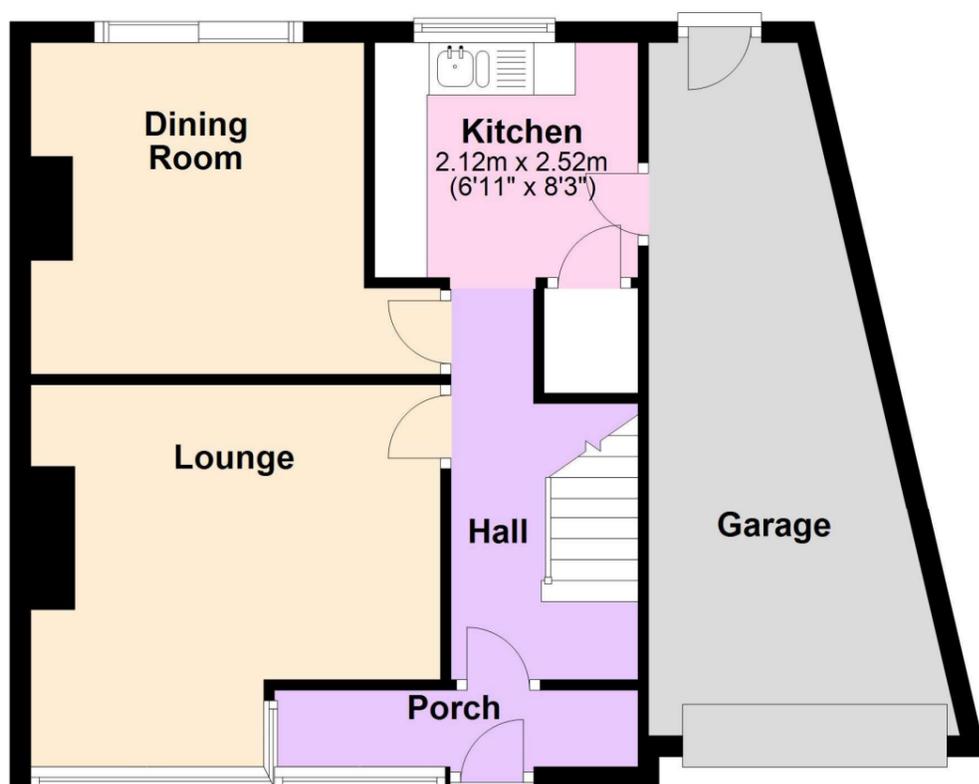
- Three bedroom semi detached
- Sought after location
- Two reception rooms
- Stacks of potential
- Driveway & garage
- Perfectly placed for amenities
- Viewing is recommended!

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.

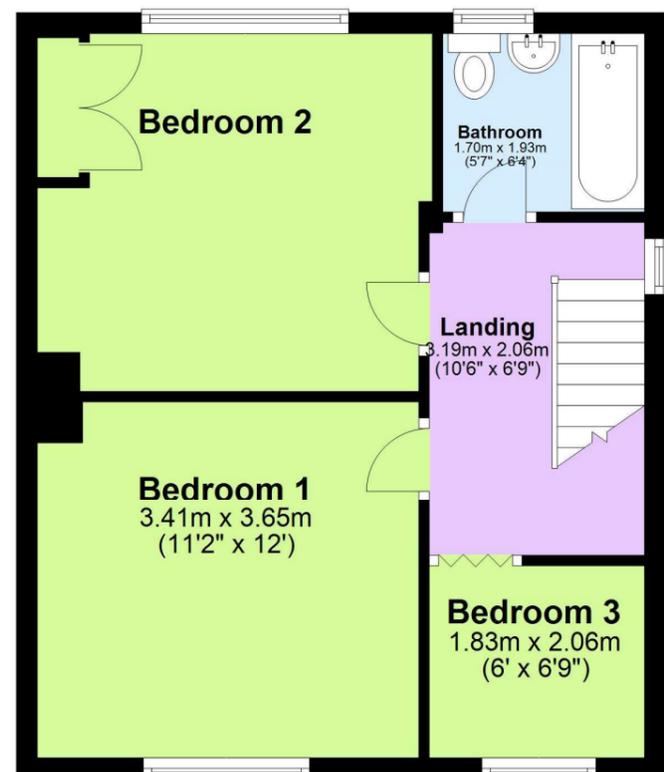
Ground Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

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