

Freehold

Guide Price: £185,000 - £190,000

Oak Tree Close, Wickersley, Rotherham,
South Yorkshire, S66



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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SUPERB LOCATION, CUL DE SAC DEVELOPMENT, THREE BEDROOMS INCLUDING MASTER EN SUITE, CLOSE TO VILLAGE AMENITIES, NO UPWARD CHAIN!

Offering larger than usual size upon this ever sought after and conveniently placed modern cul de sac development a three bedroom en suite end town house suitable to first timers and families alike. Including gas central heating and double glazing, gardens and allocated parking this lovely home is close to the village centre with its array of bars, restaurants and shopping amenities. Entrance hall, cloakroom/wc, lounge and dining kitchen to the ground floor with three bedrooms including master en suite and family bathroom to the first floor. Gardens of modest size to three sides and allocated parking to the front. An absolute must view offered with no onward chain!

Entrance Hall With double glazed front door and stairs rising to the first floor.

Cloakroom/WC 1.40 x 1.35. With wc and wash basin in white, vinyl floor, side window and partial tiling.

Lounge 4.44 x 4.12. (Maximum measurements to bay)
With front bay window.

Dining Kitchen 4.43 x 3.18. With a range of fitted units with roll edge work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Part vinyl floor, plumbing for washer, rear window, double glazed French doors to the rear and deep understairs storage cupboard. Cooking appliances of four ring gas hob with extractor and electric oven.

First Floor Landing

Bedroom One 3.22 x 2.90. (Minimum measurements excluding door recess)
With front and side windows, overstairs storage and double door wardrobe.

En Suite Shower Room 2.59 x 1.32. With wc, wash basin and shower enclosure with electric shower. Side window, vinyl floor, extractor fan and partial wall tiling.

Bedroom Two 3.60 x 2.33. (Minimum measurements excluding door recess)
With front and side windows and access to the loft which has aluminium ladder, part boarding and combination gas boiler.

Bedroom Three 2.75 x 2.28. With front window.

Bathroom 2.28 x 1.48. With white suite comprising wc, wash basin and bath. Rear window, vinyl floor, extractor fan and partial wall tiling.

Outside There are lawned gardens of modest size to front, side and rear with paved pathways and garden shed. There is an allocated parking space for one car to the front with further parking available generally within the cul de sac.



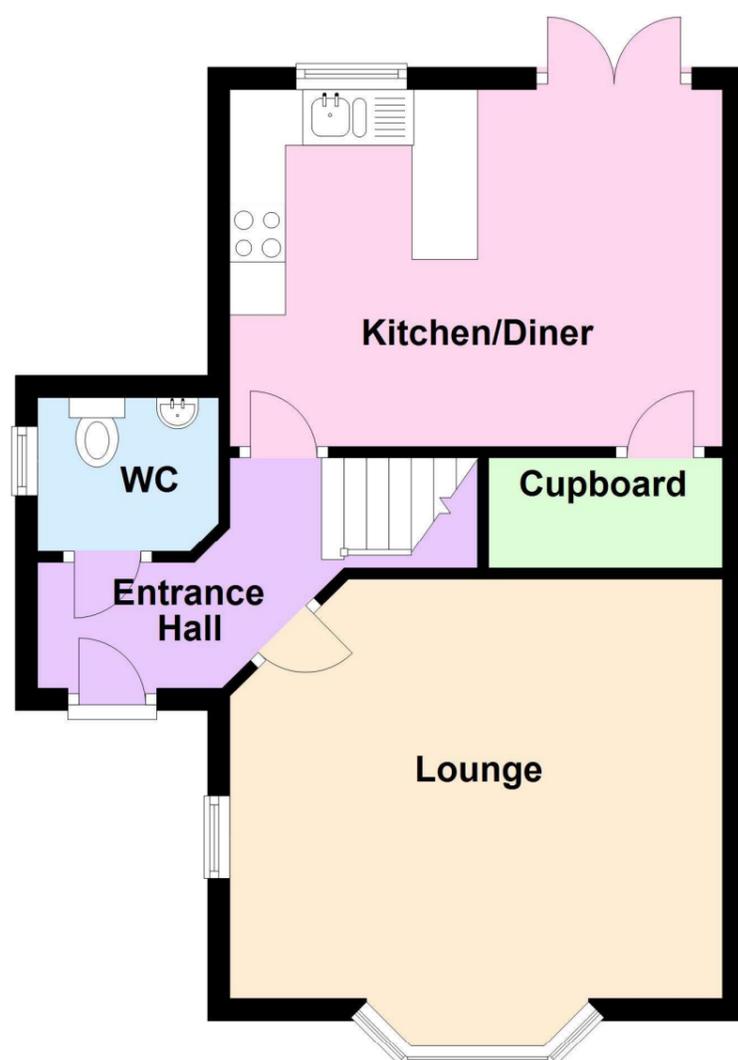
- Superb location
- Three bedrooms including master en suite
- Central heating and double glazing
- Bay windowed lounge
- Dining kitchen with appliances
- Allocated parking
- No onward chain

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.

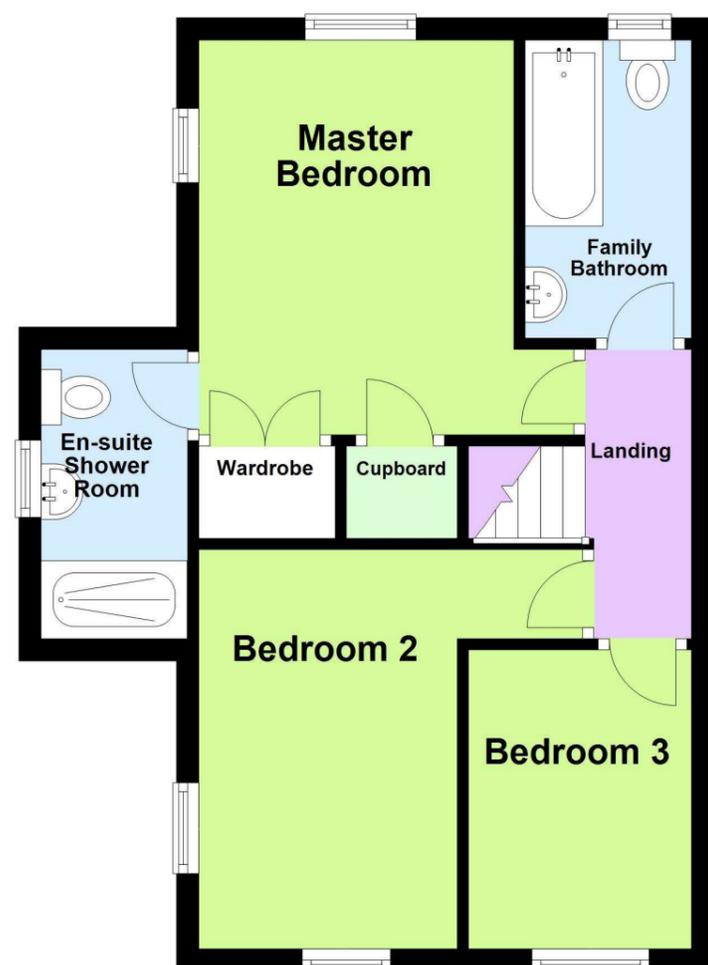
Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 80.0 sq. metres (861.4 sq. feet)

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