



LINCOLN RALPH





# Sorby Way, Wickersley, Rotherham, South Yorkshire, S66

## STUNNING THREE BEDROOM SEMI DETACHED HOME! FANTASTIC STANDARDS THROUGHOUT! SOUGHT AFTER LOCATION! PERFECTLY LOCATED FOR ALL THAT WICKERSLEY HAS TO OFFER!

A stunning three bedroom semi detached home that offers exceptional standards throughout and is perfectly placed for all that Wickersley has to offer. The accommodation briefly comprises an entrance lobby, well presented lounge, beautifully appointed kitchen breakfast room, rear lobby and a ground floor WC. To the first floor is a landing, three bedrooms and bathroom. Outside, off road parking is provided by a driveway and an integral garage and to the rear is a well tended, enclosed garden. The location affords great access to a range of amenities including shopping at The Tanyard, highly regarded junior and senior schools along with being within a short drive of the M18/M1 motorway network. Viewing is essential! Call Lincoln Ralph today!

**Entrance Lobby** Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

**Lounge** 4.55 x 4.10. (The first measurement is the maximum measurement) A pleasant room with a focal fire surround, hearth and back incorporating a modern electric fire. Having coving to the ceiling, front facing UPVC double glazed bay window and a radiator. A door opens to the kitchen.

**Kitchen Breakfast Room** 6.81 x 3.02. Fitted with a range of wall mounted and base level units with Quartz work surfaces incorporating a sunken one and a half bowl stainless steel sink unit with mixer tap. There is an integrated four ring ceramic hob with extractor over, built in double electric oven, integrated fridge freezer and dishwasher. Having Quartz splashback panels, downlights to the ceiling, tiling to the floor along with a rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator. A door opens to the rear lobby.

**Rear Lobby** Having a rear facing double glazed entrance door, tiling to the floor and a radiator. Doors open to the garage and the WC.

**WC** 1.64 x 1.21. Fitted with a white low flush WC and a vanity wash hand basin. There is a rear facing UPVC double glazed window, tiling to the floor and a heated chrome towel rail.

**Landing** Side facing UPVC double glazed window along with a cupboard that houses the central heating boiler. Doors open to the bedrooms and bathroom.

**Bedroom 1** 3.24 x 2.93. (The first measurement is taken to the front of the wardrobes) Having a range of fitted wardrobes, front facing UPVC double glazed window and a radiator.

**Bedroom 2** 2.95 x 2.60. (The latter measurement is taken to the front of the wardrobes) Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.50 x 2.08. Front facing UPVC double glazed window, wardrobe and a radiator.

**Bathroom** 2.05 x 1.87. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the walls, downlights to the ceiling, rear facing UPVC double glazed window and a radiator.

**Outside** The home has a pleasant front garden that is mainly laid to lawn along with off road parking being provided by a driveway and integral garage. At the rear is a well appointed and enclosed garden that enjoys a two flagged seating areas overlooking a lawn with a variety of mature shrubs and trees.

**Garage** 4.84 x 2.60. Up and over door, power and lighting.



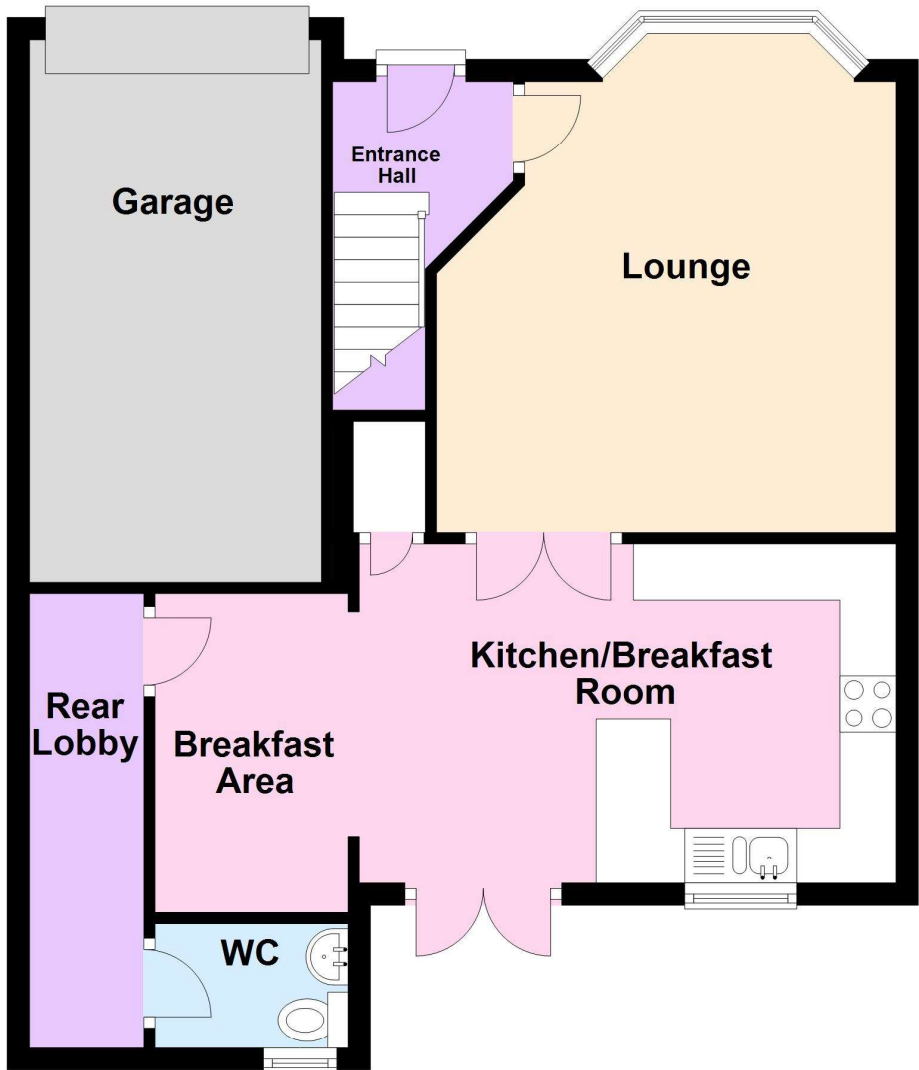
- Three bedroom semi detached
- High standards throughout
- Sought after location
- Ground floor WC
- Open plan breakfast kitchen
- Driveway and garage
- Perfectly placed for amenities
- Viewing is essential!

### 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.

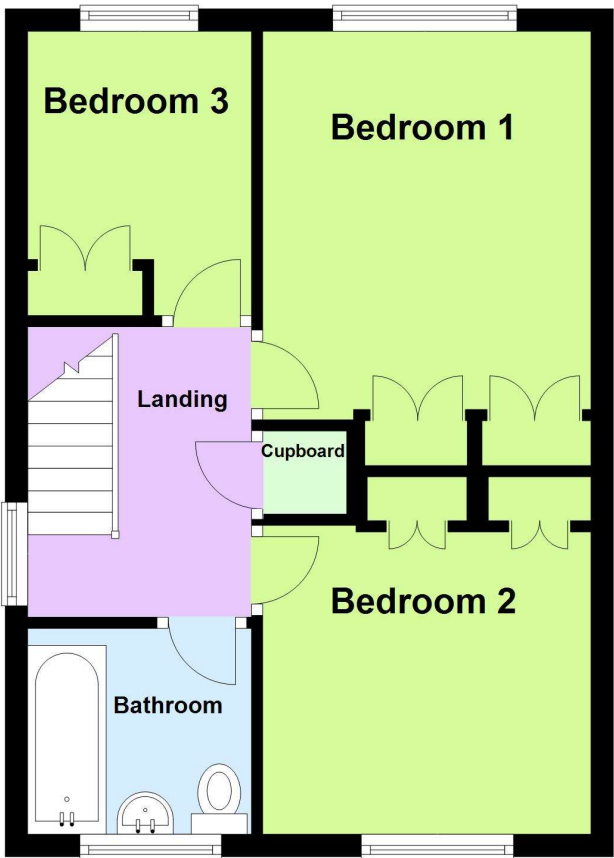
### Ground Floor

Approx. 60.9 sq. metres (655.2 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

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