

Freehold

Asking Price: £185,000

Spruce Avenue, Wickersley,  
Rotherham, South Yorkshire, S66



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# Spruce Avenue, Wickersley, Rotherham, South Yorkshire, S66

## SOUGHT AFTER LOCATION! CONVENIENT POSITON! GENEROUS REAR GARDEN! TWO BEDROOM SEMI DETACHED HOME! DRIVEWAY AND GARAGE!

A two bedroom semi detached home located in the sought after village of Wickersley. The residence is perfectly placed to access a comprehensive range of amenities in the village along with being in catchment for highly regarded junior and senior schools. The M18 and M1 motorway networks are a short drive away, making this an excellent acquisition for the commuter. The accommodation briefly comprises an entrance hallway, lounge, dining room and a kitchen. To the first floor is a landing, two bedrooms and a bathroom. Outside, off road parking is provided by a driveway and garage. Generous gardens to the front and rear compliment the accommodation. Call Lincoln Ralph today to avoid disappointment!

**Entrance Hall** Front facing double glazed entrance door, side facing UPVC double glazed window and a radiator. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

**Lounge** 4.75 x 3.41. (The latter measurement is the maximum measurement and reduces to 2.94) Having coving to the ceiling, front facing UPVC double glazed window and a radiator. Double glass panelled doors open to the dining room.

**Dining Room** 2.95 x 2.47. Having coving to the ceiling along with rear facing double glazed patio doors. A door opens to the kitchen.

**Kitchen** 3.60 x 2.24. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steel sink. There is space for a cooker and fridge along with tiling to the walls. Having a rear facing UPVC double glazed window, side facing double glazed entrance door and a pantry cupboard with a side facing UPVC double glazed window.

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

**Bedroom 1** 5.39 x 3.08. (The first measurement is the maximum measurement reducing to 4.39 and the latter reduces to 2.52) A spacious room with two front facing UPVC double glazed windows, storage cupboard and a radiator.

**Bedroom 2** 4.22 x 2.98. (The first measurement is the maximum measurement) Rear facing UPVC double glazed window and a radiator.

**Bathroom** 2.32 x 1.69. Fitted with a coloured suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a radiator.

**Outside** There is gated access to the driveway that provides ample off road parking and in turn leads to a single garage. The front garden is mainly laid to lawn. At the rear is a generous, enclosed garden with a Tarmac patio overlooking a lawn.

**Garage** Up and over door.

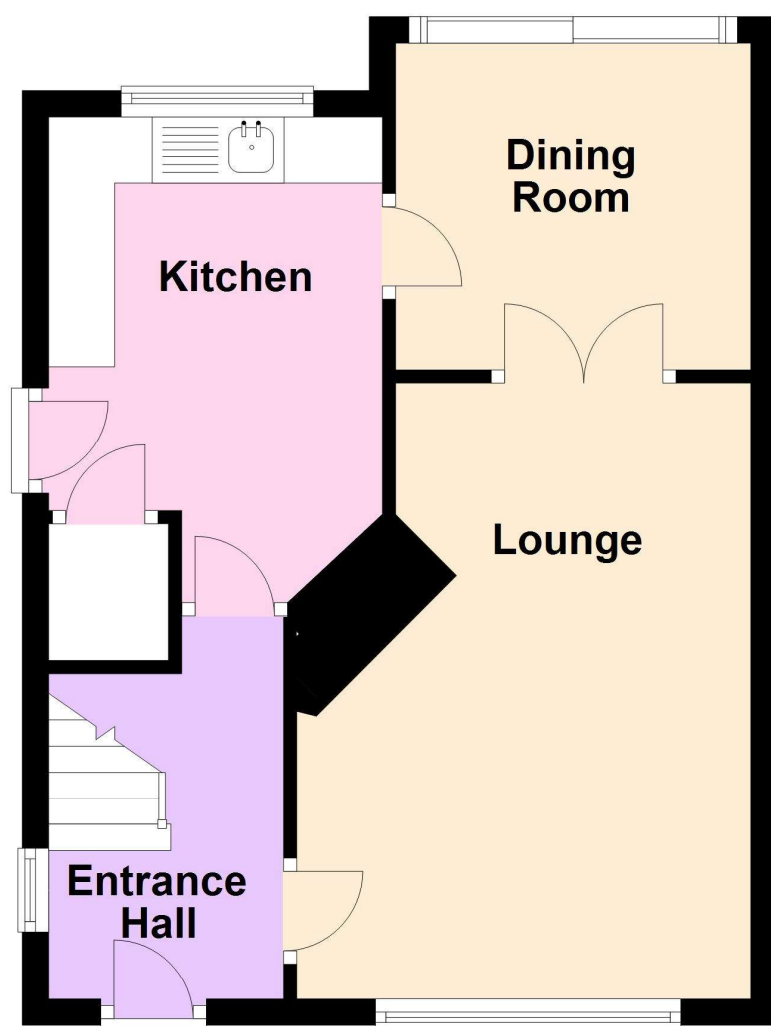


- Two bedroom semi detached
- Two reception rooms
- Sought after location
- Convenient position
- Driveway and garage
- Catchment for highly regarded schools
- Front and rear gardens
- Call Lincoln Ralph to view!

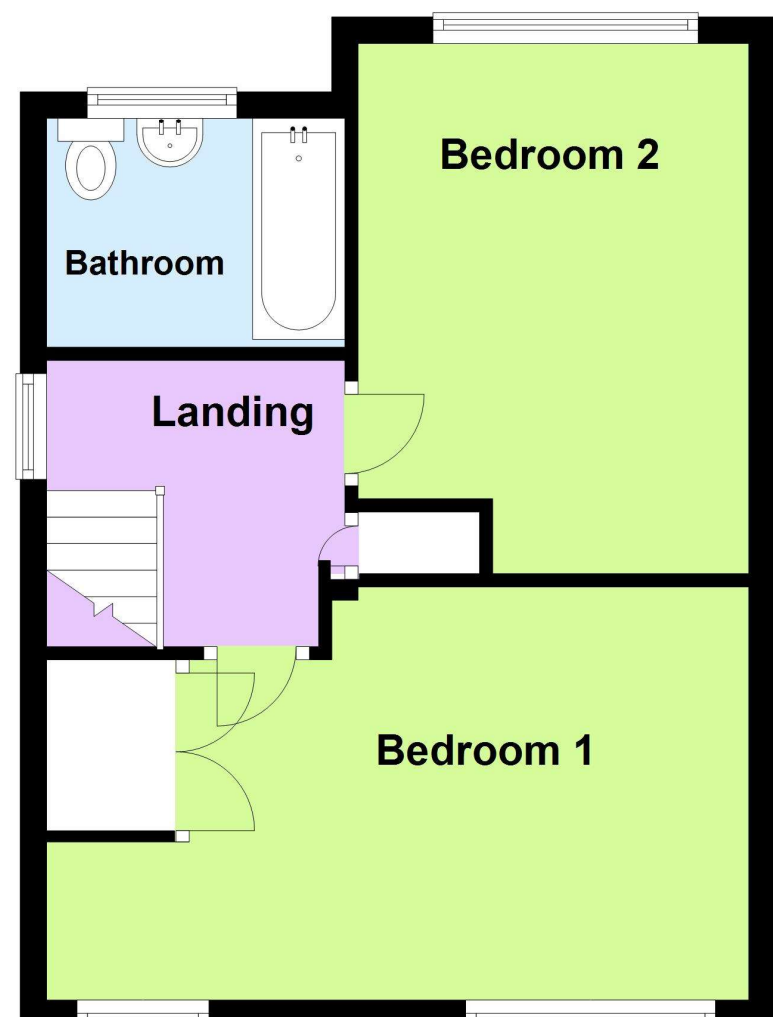
### Disclaimer

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



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