

Leasehold

Asking Price: £200,000

Moss Close, Wickersley, Rotherham,  
South Yorkshire, S66



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# Moss Close, Wickersley, Rotherham, South Yorkshire, S66

## **SUPERBLY APPOINTED FIRST FLOOR APARTMENT! APPROX 900 SQUARE FEET, ATTRACTIVE COMMUNALS GROUNDS WITH GARAGE, SHORT WALK TO THE TANYARD, NO ONWARD CHAIN!**

Within this highly regarded development an immaculately appointed two double bedroom first floor apartment which provides exceptional size and quality within this super convenient location. Including gas central heating and double glazing, light and airy rooms including fabulous lounge/diner all set within attractive communal grounds with allocated garage. Communal ground floor entrance, private entrance hall, lounge/dining room, fitted kitchen, two double bedrooms and bathroom. Short walk to the Tanyard and within short drive of both the M18 and M1 motorways making this an ideally placed apartment within such a prestigious location. An absolute must view!

**Communal Ground Floor Entrance Hall** With secure entry, external intercom and stairs rising to the first floor.

**Private Entrance Hall** With front entrance door, intercom and shelved cloaks/store cupboard.

**Lounge/Dining Room** 6.93 x 4.51. A fabulous large room with twin aspect windows to side and rear and marble fireplace with feature inset electric fire.

**Kitchen** 2.91 x 2.82. With a range of fitted shaker style units with worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Front window, plumbing for washer, concealed combination gas boiler and cooking appliances of electric hob with extractor and electric oven.

**Bedroom One** 4.21 x 3.68. With rear window and adjacent walk in wardrobe with rear window (1.70 x 1.36)

**Bedroom Two** 4.21 x 3.03. With front window, loft access and built in wardrobes.

**Walk in Wardrobe** 1.70 x 1.36.

**Bathroom** 2.79 x 1.80. With suite comprising wc, wash basin and bath with electric shower and mixer shower also. Towel rail/radiator, front window, tiled effect vinyl floor and extensive wall tiling.

**Outside** The property stands within attractive communal grounds which are maintained under the service agreement. There is communal parking and an allocated brick garage.

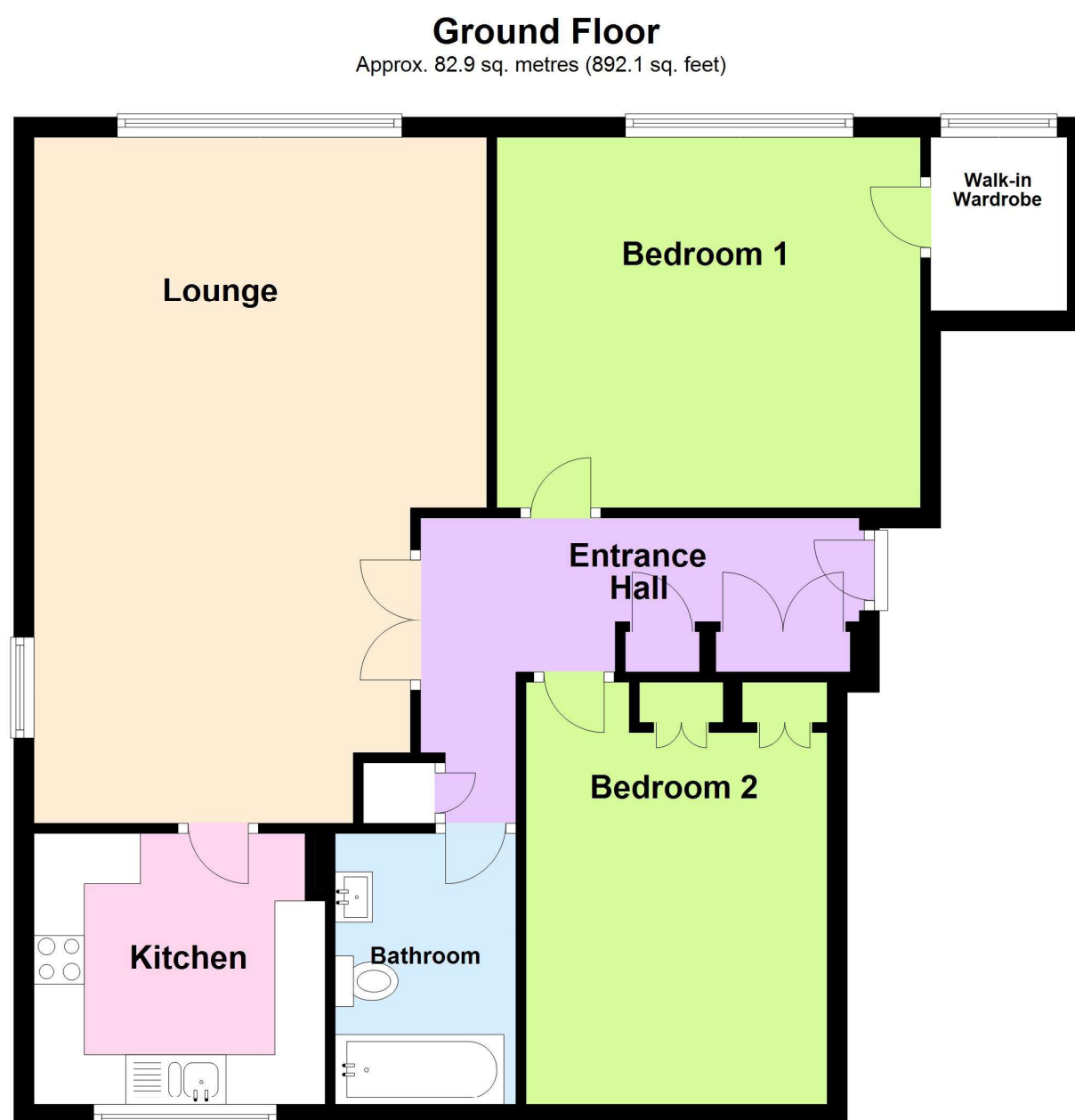
**Garage** A brick garage with up and over entry door located second from the left in the top left hand corner garage court.



- First floor apartment
- Immaculate throughout
- Two double bedrooms
- Communal grounds with garage
- Short walk to the Tanyard
- 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.



Total area: approx. 82.9 sq. metres (892.1 sq. feet)

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