

Freehold

Asking Price: £295,000

Rotherham, South Yorkshire, S66

Warren Road, Wickersley,



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Warren Road, Wickersley, Rotherham, South Yorkshire, S66

LARGE CORNER PLOT, SUNNY, SOUTH WESTERLY REAR ASPECT, SOUGHT AFTER WICKERSLEY LOCATION, CLOSE TO AMENITIES, STACKS OF POTENTIAL, THREE BEDROOM DETACHED HOME! VIEWING IS A MUST!

Occupying a generous corner plot in the sought after village of Wickersley is this three bedroom detached family home. The dwelling enjoys a sunny, south westerly rear aspect and offers the buyer a wealth of potential. The location provides access to an excellent range of amenities in the village and falls within the catchment for highly regarded junior and senior schools. The accommodation briefly comprises an entrance hallway, lounge, dining room and a fitted kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside, off road parking is provided by a driveway and garage. There are generous gardens to three sides of the property that are mainly laid to lawn. Avoid disappointment and call Lincoln Ralph today to arrange your viewing!

Entrance Hall Front facing UPVC 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 4.70 x 3.40. (The latter measurement is the maximum measurement and reduces to 2.94) Having a fire surround with a hearth and back incorporating a living flame gas fire. There is coving to the ceiling, wood effect laminate flooring, front facing UPVC double glazed window and a radiator. Sliding doors open to the dining room.

Dining Room 2.92 x 2.44. Having coving to the ceiling, wood effect laminate flooring and a radiator. Rear facing UPVC double glazed patio doors open to the rear garden. A door opens to the kitchen.

Kitchen 3.65 x 2.25. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless sink unit with mixer tap. There is space for a cooker, plumbing for a washing machine along with an integrated freezer. Having tiling to splashback height, rear facing UPVC double glazed window, side facing UPVC double glazed entrance door and a pantry cupboard with a side facing UPVC double glazed window.

Landing Access to the loft and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Bedroom 1 4.18 x 2.94. Front facing UPVC double glazed window and a radiator.

Bedroom 2 3.03 x 2.93. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.66 x 2.31. (The first measurement reduces to 2.08) Front facing UPVC double glazed window and a radiator.

Bathroom 2.28 x 1.55. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to the walls, two rear facing UPVC double glazed windows and a radiator.

Outside The property occupies a generous corner plot with gated access to a driveway that provides off road parking along with a single garage. There are lawned garden to the front and side with the rear garden enjoying a sunny, south westerly aspect and being mainly laid to lawn with a flagged patio and a variety of shrubs and a greenhouse.

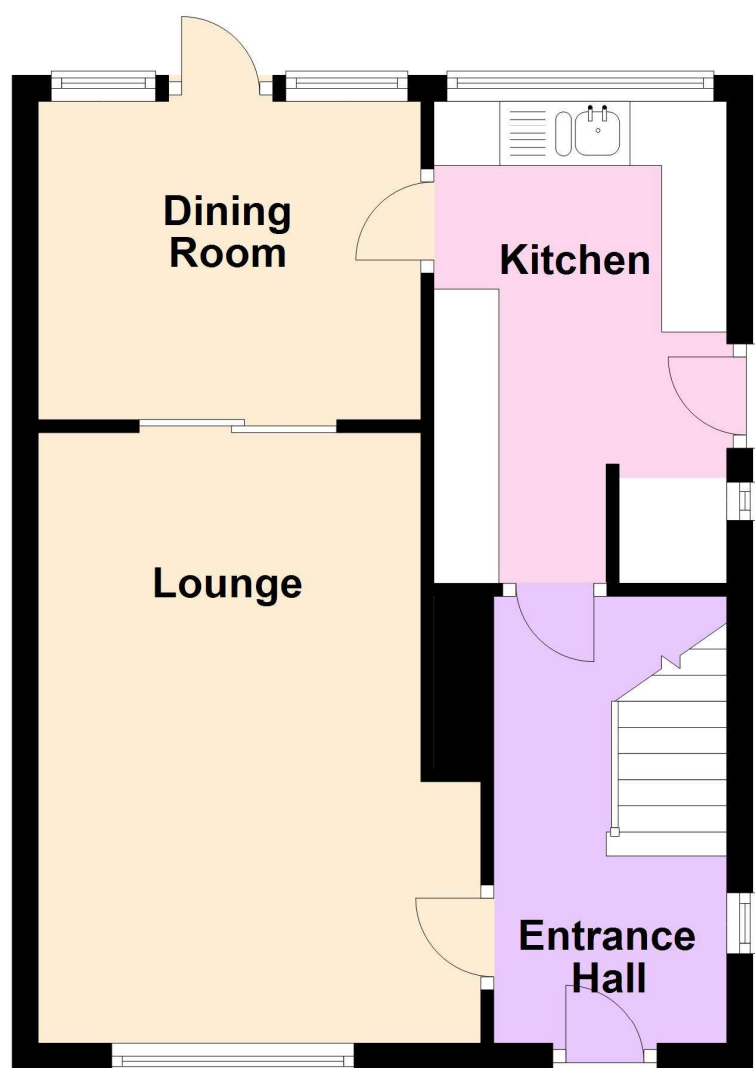


- Three bedroom detached
- Large corner plot
- Stacks of potential
- Sought after location
- Driveway & garage
- Ideally located for school catchment
- Perfectly placed for M18/M1 motorway network
- Viewing is a must!

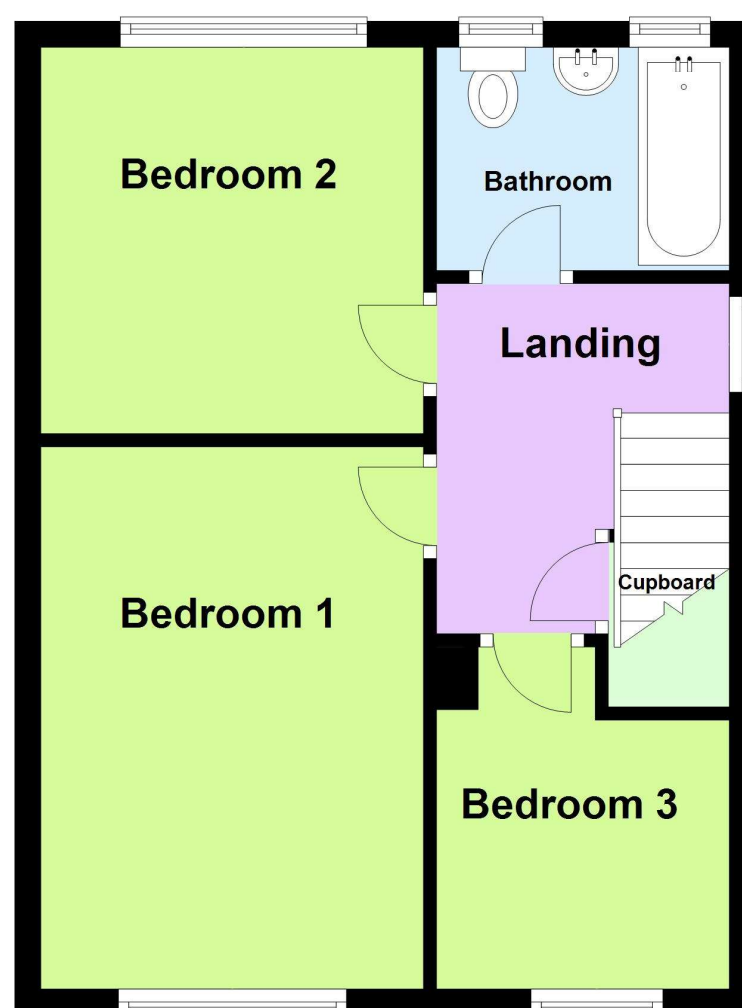
Disclaimer

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
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