

Asking Price: £175,000

Warren Road, Wickersley,
Rotherham, South Yorkshire, S66



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GREAT LOCATION! PERFECT FOR FIRST TIMERS! LOADS OF POTENTIAL! TWO BEDROOM SEMI DETACHED HOME, OFF ROAD PARKING! CALL LINCOLN RALPH TO AVOID DISAPPOINTMENT!

A two bedroom semi detached property located in the sought after village of Wickersley. The home offers a wealth of potential and would suit both first time buyers and investors. The position affords access to a comprehensive range of amenities in the village that includes shopping at the Tanyard, bars and restaurants along with being in catchment for highly regarded junior and senior schools. In addition the M18/M1 motorway networks are just a short drive away making this the ideal place for the commuter. The accommodation briefly comprises an entrance hallway, through lounge and a kitchen. To the first floor is a landing, two double bedrooms and bathroom. Outside, there are gardens to the front and rear along with a driveway that provides off road parking. Book your viewing with Lincoln Ralph today!

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

Lounge/Dining Room 6.11 x 3.36. (Maximum measurements with the latter reducing to 2.88) A log burner is set to the chimney breast recess on a tiled hearth beneath a timber mantle. There are front and rear facing UPVC double glazed window along with two radiators.

Kitchen 4.39 x 2.20. (Maximum measurements including hall door recess) Fitted with a work surfaces and a stainless steel sink unit. There is space for a cooker, plumbing for a washing machine along with a wall mounted central heating boiler. Having downlights to the ceiling, rear facing UPVC double glazed window, side facing UPVC double glazed entrance door and an under stairs storage cupboard with a side facing UPVC double glazed window.

First Floor Landing Side facing UPVC double glazed window and loft access. Doors open to the bedrooms and bathroom.

Bedroom One 4.22 x 2.90. Front facing UPVC double glazed window and a radiator. There is a walk in cupboard with side facing UPVC double glazed window and integrated storage.

Bedroom Two 3.07 x 3.03. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.19 x 1.70. 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 splashback height, downlights to the ceiling, airing cupboard and a rear facing UPVC double glazed window.

Outside There are uncultivated gardens of a generous size to the front and rear. Off road parking is provided by a driveway that leads to a garage.

Garage Up and over door.



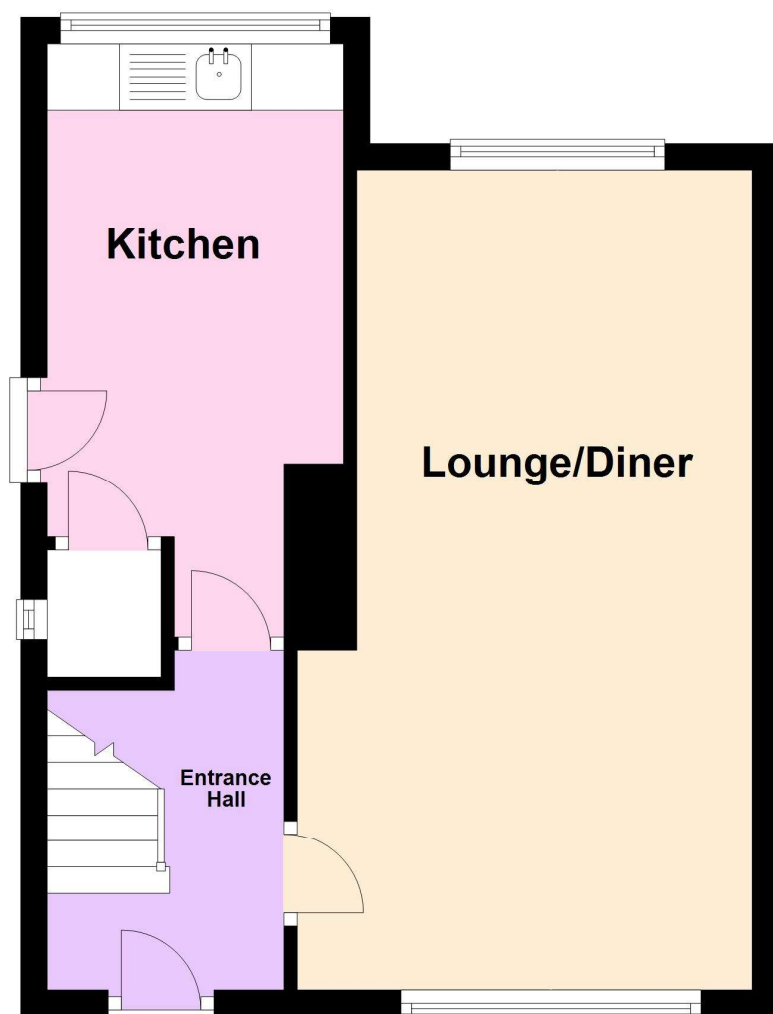
- Two bedroom semi detached
- Sought after location
- Would suit first timers & investors
- Perfectly placed for a range of amenities
- Off road parking
- Lots of potential
- Call Lincoln Ralph today!

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.

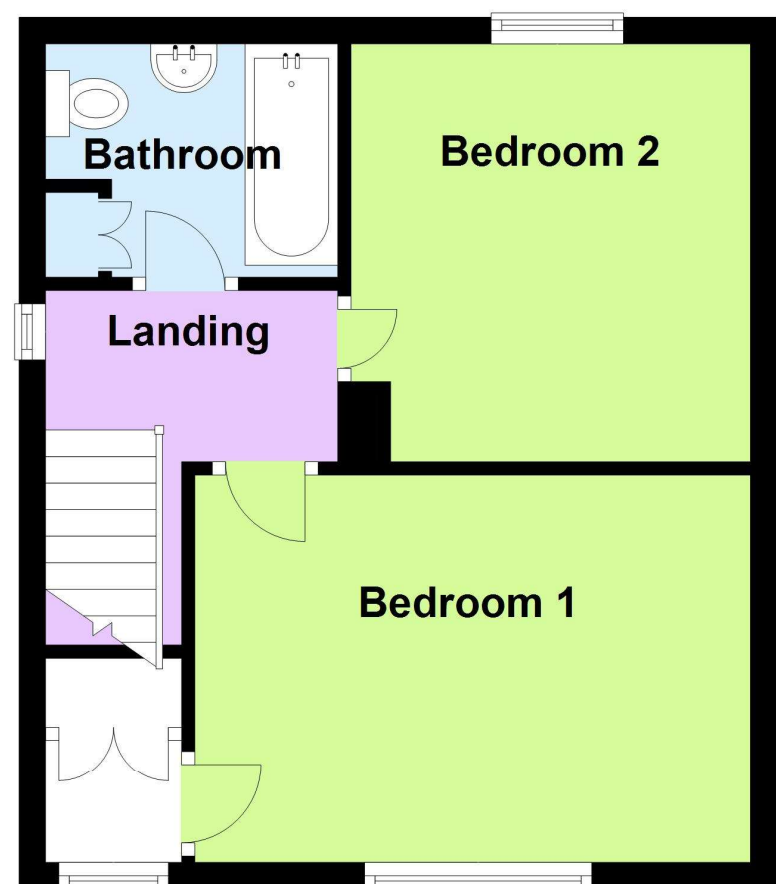
Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



Total area: approx. 67.1 sq. metres (722.3 sq. feet)

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