

Pinchfield Lane, Wickersley Rotherham S66 1FD



## welcome to

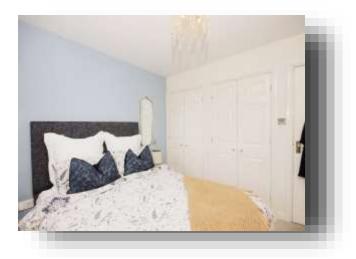
## Pinchfield Lane, Wickersley Rotherham

£210,000 - IT'S THE SALON FOR US...Situated in a sought after residential area of Rotherham is this two bedroom ground floor apartment boasting beautifully presented accommodation throughout with a rear garden & patio area with summer house & allocated parking space...DON'T MISS OUT!!!

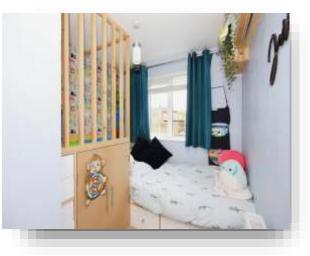












#### **Entrance Hall**

Having a side facing door and a central heating radiator.

#### Loung / Kitchen

19' 4" x 10' 5" (5.89m x 3.17m) Being an open plan space fitted with wall and base units housing the integrated hob, the oven, the fridge/freezer, dishwasher & washing machine with coordinating worktops housing the sink & drainer. Having rear facing double glazed patio doors leading to the garden and a central heating radiator.

#### **Utility Room**

6' 8" x 7' 10" (  $2.03m \times 2.39m$  ) Having a rear facing double glazed window and a central heating radiator.

#### **Bedroom One**

12' 7" into bay x 11' plus fitted wardrobes ( 3.84m into bay x 3.35m plus fitted wardrobes ) Having a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Two**

7' 8" x 10' 3" (  $2.34m\ x\ 3.12m$  ) Having a front facing double glazed window and a central heating radiator.

#### Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a side facing double glazed window and a central heating radiator.

#### Outside

To the front is one allocated parking space.

To the rear is an enclosed lawned garden with a patio area & a Summer house currently used as a salon.

#### Summer House

Fitted with electrics & water with double glazed patio doors, spotlights to the ceiling and W.C.





## welcome to

## Pinchfield Lane, Wickersley Rotherham

- Two bedroom ground floor apartment
- Beautifully presented throughout move in ready
- Situated in a sought after area
- Rear garden with patio area
- Summer House currently used as a Salon

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £210,000





### view this property online williamhbrown.co.uk/Property/RTF114681



Property Ref: RTF114681 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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