









## welcome to

# **Quarry Field Lane, Wickersley Rotherham**

£185,000 - IS THIS THE ONE? This Two Bedroom cottage is well placed for all local amenities in Wickersley and is sure to appeal to the discerning buyer. Boasting good sized accommodation throughout located in a sought after area...DON`T MISS OUT - CALL US NOW TO VIEW!

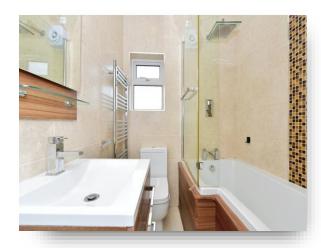












### Lounge

11' 8" x 11' 7" into chimney breast recess ( 3.56m x 3.53m into chimney breast recess )
Having a front facing triple glazed window & door and a radiator.

#### **Kitchen**

8' 5" x 9' (2.57m x 2.74m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan, the fridge/freezer & washing machine. Having a rear facing triple glazed window and door, a storage cupboard & access to cellar.

#### **Bedroom One**

12' 1" into breast recess x 11' 9" into recess ( 3.68m into breast recess x 3.58m into recess ) Having a front facing triple glazed window, a radiator and a built in storage cupboard.

### **Bedroom Two**

8' 6" x 5' 8" ( 2.59m x 1.73m )

Having a rear facing triple glazed window, a radiator and a storage cupboard housing the combi boiler.

## **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side facing triple glazed window, a heated towel rail and an extractor fan.

#### Outside

To the rear of the property is a well presented patio with a decked area & shed all enclosed with fencing.





## welcome to

# **Quarry Field Lane, Wickersley Rotherham**

- Two bedroom stone built end cottage
- Well presented throughout
- Located in a sought after area
- Well placed to amenities & transport links
- CALL TO VIEW!!!

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £185,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RTF113278



Property Ref: RTF113278 - 0004 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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