



17 St Albans Way, Wickersley, Rotherham, S66 1AD

**Offers In The Region Of £245,000**

A TWO BEDROOMED SEMI-DETACHED DORMER PROPERTY LOCATED ONLY A MOMENTS WALK FROM THE TANYARD AND EXTENSIVE ADDITIONAL AMENITIES ON OFFER.

The property is offered for sale with no upward chain and benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, TWO RECEPTION ROOMS AND A SINGLE GARAGE. The accommodation comprises: Entrance Hall, Lounge, Dining Room with patio doors, Kitchen, two first floor double Bedrooms and re-fitted Bathroom suite.



## FRONT HALL



With uPVC door and opaque side panel, double panelled radiator, additional side facing window and under stairs storage cupboard.

## LOUNGE 13'1" x 11'4" (4 x 3.46)



With front facing secondary double glazed window, radiator, fireplace surround and electric fire and wood block flooring. An archway opens through to the Dining Room

## DINING ROOM 10'5" x 11'5" (3.2 x 3.5)



With double panelled radiator, wood block flooring and sliding uPVC patio doors opening into the rear garden

## KITCHEN 8'10" x 13'1" (2.7 x 4)



With base and wall units and inset polycarbonate sing set beneath the rear facing uPVC window, Integrated gas hob with electric oven below and high level extractor hood. Built-in dishwasher with space and plumbing for washing machine. Wall-mounted 'Baxi' gas central heating boiler and double panelled radiator. Pantry

## FIRST FLOOR LANDING

With side facing uPVC window and storage cupboard with radiator

## FRONT BEDROOM 12'0" x 10'3" (3.68 x 3.14)



The smaller measurement including the range of built-in wardrobes running the length of one wall. Radiator and uPVC window

### **REAR BEDROOM 12'0" x 10'11" (3.68 x 3.35)**



With fitted wardrobes, radiator, uPVC window and additional under eaves storage cupboard

### **BATHROOM 7'4" x 7'2" (2.25 x 2.19)**



With white suite comprising a panelled jacuzzi bath with shower jets, wash basin and W.C. Radiator and heated towel rail, uPVC opaque window and tiled walls.

### **OUTSIDE**

Lawned front garden with tarmac drive leading to the Concrete sectional Garage.

To the rear is a low-maintenance paved and gravelled garden

### **MATERIAL INFORMATION**

Tenure: To be verified

Council Tax Band 'C'

EPC Rating D

Leasehold 200 years 16th July 1970

Ground Rent £25 pa

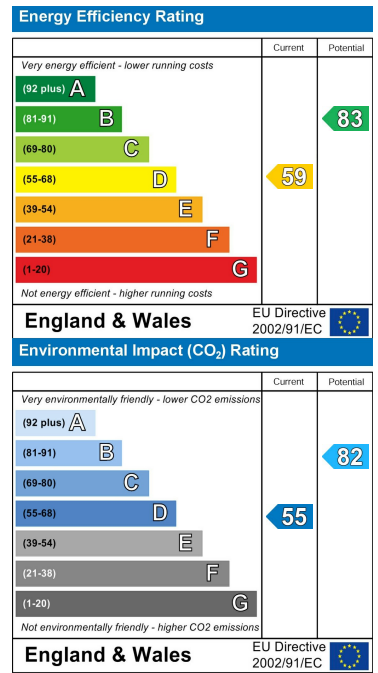
# Floor Plan



# Area Map



# Energy Efficiency Graph



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