



5 Warren Road, Wickersley, Rotherham, S66 2HE

**£230,000**

A freshly decorated and carpeted THREE BEDROOM SEMI DETACHED HOUSE offered for sale with NO UPWARD CHAIN and only a short walk from the nearby Schools together with the extensive compliment of facilities to be found on offer in Wickersley.

The accommodation benefits from GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, CONSERVATORY AND GARAGE. The accommodation comprising: Entrance Hall, Lounge, Dining Room, Conservatory, fitted Kitchen, three Bedrooms and Bathroom.

The property occupies a larger than average plot with further potential to extend the accommodation subject to the necessary planning consents.

## FRONT ENTRANCE HALL



With half glazed door and sealed unit double glazed opaque side panel. Double panelled radiator and side facing uPVC window.

## LOUNGE 11'1" x 15'4" (3.4 x 4.68)



With fireplace surround and electric fire. Double panelled radiator and front facing uPVC window

## DINING ROOM 9'9" x 8'2" (2.98 x 2.5)



With double panelled radiator and uPVC sliding doors into the Conservatory

## CONSERVATORY 7'10" x 8'2" (2.4 x 2.51)



With double panelled radiator and uPVC double doors leading into the rear garden

## KITCHEN 7'3" x 14'6" (2.22 x 4.44)



With base and wall units and contrasting work surfaces with inset polycarbonate sink set beneath the rear facing uPVC window. Integrated electric halogen hob/electric oven and high level extractor hood. Space and plumbing for washing machine. Wall mounted 'Ideal' Logic gas combi boiler. Side facing timber door. Under stairs storage pantry with uPVC opaque window.

## LANDING



With side facing uPVC window and linen cupboard

### **FRONT BEDROOM 9'10" x 10'2" (3 x 3.12)**



With built-in wardrobe, radiator and uPVC window

### **REAR BEDROOM 9'10" x 11'6" (3 x 3.53)**



With built-in wardrobes, radiator and uPVC window

### **FRONT BEDROOM 7'7" x 7'0" (2.32 x 2.15)**



With radiator, uPVC window and storage cupboard

### **BATHROOM**



With white suite comprising a panelled bath with mixer tap shower, pedestal wash hand basin and W.C. Double panelled radiator and uPVC opaque window.

### **OUTSIDE**



Lawned front garden with concreted drive leading past the house to the DETACHED BRICK GARAGE. To the rear is an extensive larger than average lawned garden with paved patio

### **MATERIAL INFORMATION**

Council Tax Band B

Tenure Leasehold 937 years remaining

Property Type Semi detached house

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive + Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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