



16 Larch Avenue, Wickersley, Rotherham, S66 2PQ

Asking Price £155,000

Offered for sale with NO UPWARD CHAIN is this THREE BEDROOM SEMI DETACHED HOUSE benefitting from GAS CENTRAL HEATING FROM COMBI BOILER, uPVC DOUBLE GLAZING AND A DETACHED GARAGE TO THE REAR.

The property is only a moments drive from Wickersley School and Sports College together with the excellent compliment of shopping facilities and amenities to be found nearby.

FRONT ENTRANCE HALL

With uPVC door and glazed side panel.

LOUNGE/DINING ROOM 12'11" x 20'1" (3.94 x 6.14)



The larger measurement excluding the front facing uPVC bay window. Fireplace surround, two radiators.

KITCHEN 8'2" x 10'3" (2.51 x 3.13)



With base and wall units and inset sink set beneath the rear facing uPVC window. Integrated gas hob with electric oven and high level extractor, space and plumbing for washing machine. Half glazed uPVC side entrance door

FIRST FLOOR LANDING

With radiator and uPVC side window

FRONT BEDROOM 12'0" x 11'1" (3.66 x 3.4)



With radiator and uPVC window

REAR BEDROOM 12'9" x 8'9" (3.9 x 2.67)



With radiator, uPVC window and cupboard housing the 'Glo-worm' gas combination boiler.

FRONT BEDROOM 6'11" x 6'11" (2.11 x 2.12)

With uPVC window and radiator

WET ROOM 6'1" x 5'4" (1.86 x 1.64)



With electric shower, pedestal wash hand basin and W.C. Tiled walls and uPVC opaque window.

OUTSIDE



Lawned front garden set behind a privet hedge with pathway leading past the side of the house to the lawned rear garden. There is vehicular access to a single detached concrete sectional Garage.

MATERIAL INFORMATION

Council Tax Band a

EPC Rating D

Tenure Freehold

Property Type Semi detached house

Construction type Brick built

Heating Type Gas boiler

Water Supply Mains water supply

Sewage Mains drainage

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 Garage to rear

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

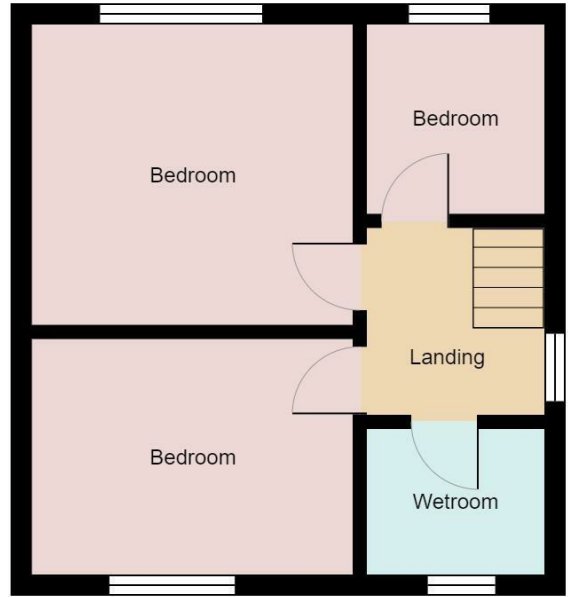
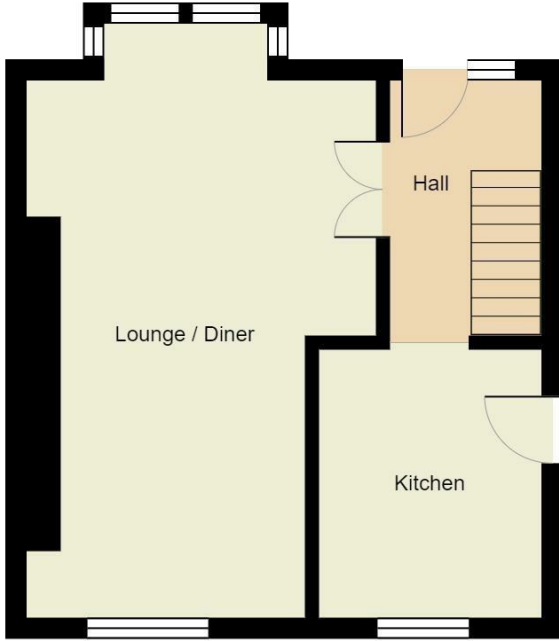
All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

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

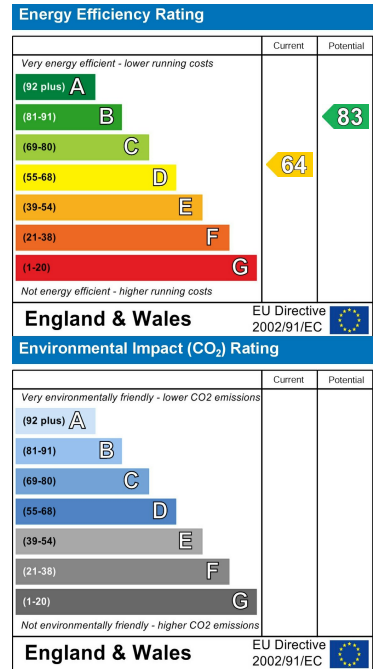
Floor Plan



Area Map



Energy Efficiency Graph



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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Doncaster, Barnsley, Mexborough & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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