



11 Matthews Drive, Wickersley, Rotherham, S66 1NN

Offers In The Region Of £265,000

A Beautifully presented two bedroomed semi detached bungalow offering a cul de sac location, within the sought after area of Wickersley. Accommodation comprises of entrance hallway, kitchen, lounge, conservatory, two good sized bedrooms, modern shower room, garage and rear workshop. A moment's walk from St. Albans Primary School, Morthen Road Surgery and Library. Wickersley School and Sports College is also within a 5 minutes walk. The Tanyard complex offers a varied compliment of shopping facilities and amenities and there are numerous Restaurants, Wine Bars and Pubs within easy walking distance.

Entrance Hallway

White composite door opens to spacious entrance hallway, with storage cupboard and radiator.

Kitchen 9'3" x 8'4" (2.83m x 2.55m)



Open recess from hallway leads to kitchen, with wall and base units in white gloss, with space for cooker. Stainless steel sink unit with mixer tap, plumbing for washing machine, fully tiled, extractor hood, window to front elevation, built in fridge.

Lounge 11'6" x 19'3" (3.51m x 5.88m)



Entrance door from hallway leads to lounge, inset electric fire, radiator and sliding doors leading into the conservatory.

Bedroom One 9'3" x 15'3" (2.83m x 4.67m)



Door leading from hallway, with Fitted wardrobes, Window to rear, radiator.

Bathroom



Modern bathroom with walk in shower cubicle, with hand held shower, hand wash basin, vanity unit, low flush WC, window side, heated towel rail, storage cupboard housing boiler.

Bedroom two/ dining room 9'2" x 9'3" (2.8m x 2.84m)



Currently used as a dining room, window to front, built in display unit. Radiator.

Conservatory 17'11" x 13'2" (5.47m x 4.02m)



Conservatory accessed from sliding doors leading from lounge, giving an abundance of light. Patio doors lead to the rear garden.

Outside



Enclosed lawned rear garden, with greenhouse and alarmed workshop with roller shutter doors, with extra storage space. Large driveway leading to attached garage which is alarmed and has roller shutter doors. Front lawned area.

Material Information

Council Tax Band C

Tenure Freehold

Property Type Semi-detached bungalow

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 : driveway

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

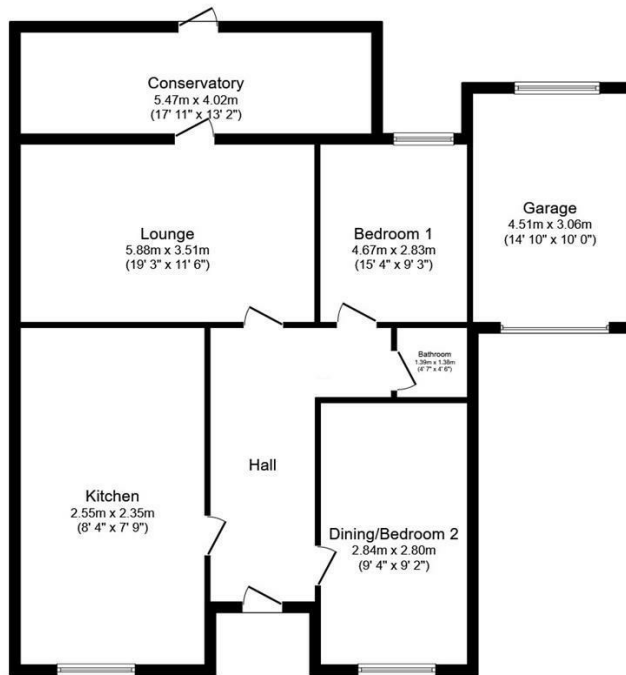
Accessibility features N/A

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 convincing solicitor.

Floor Plan



Floor Plan

Floor area 116.9 sq.m. (1,258 sq.ft.)

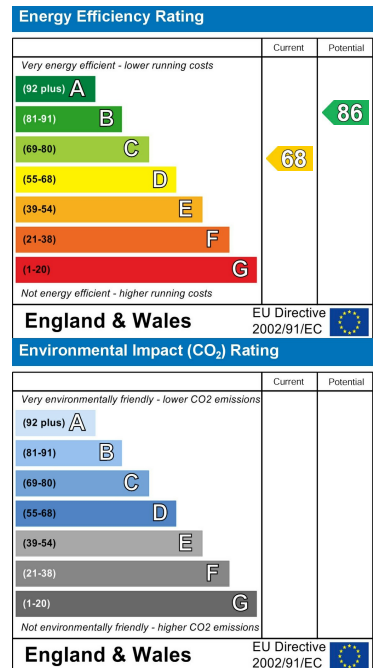
TOTAL: 116.9 sq.m. (1,258 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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