



8 Greenwood Crescent, Wickersley, Rotherham, S66 2LR

Offers In The Region Of £215,000

A superbly presented and appointed THREE BEDROOM SEMI DETACHED HOUSE, decorated to an exceptionally high standard throughout and situated within walking distance of shops and schools.

Benefitting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN AND SHOWER ROOM AND A DETACHED GARAGE.

Entrance Hall, Lounge, Dining Room, fitted Kitchen, three Bedrooms and Shower Room. Driveway and Garage and enclosed rear garden.

ENTRANCE HALL

With uPVC entrance door and side facing window, tiled floor, radiator and deep storage cupboard

LOUNGE 13'7" x 10'4" (4.16 x 3.16)



With bow window, half glazed double doors opening into the Hall and radiator. An archway opens into the Dining Room

DINING ROOM 9'8" x 9'8" (2.96 x 2.96)



With radiator, tiled floor and sliding patio doors opening into the rear garden

KITCHEN



With a range of fitted high gloss finish base and wall units with contrasting work surfaces and inset ceramic sink and monobloc tap beneath the rear facing window. Space and plumbing for washing machine. Integrated gas hob with high level extractor hood, electric double oven and microwave. Built-in dishwasher. Tiled floor, contemporary tall radiator and side entrance door

LANDING



With side facing window and cupboard housing the gas combination boiler

FRONT BEDROOM ONE 10'7" x 11'10" (3.25 x 3.62)



With fitted floor-to-ceiling wardrobes and dressing table, radiator and picture window

REAR BEDROOM TWO 10'11" x 10'1" (3.34 x 3.09)



With fitted wardrobes to one wall and additional built-in cupboard. Radiator and window

FRONT BEDROOM THREE 8'11" x 7'4" (2.72 x 2.25)



With radiator and window

SHOWER ROOM 8'5" x 5'7" (2.57 x 1.71)



Re-fitted with walk-in glass large shower enclosure, wash hand basin and W.C. Tiling to the walls, extractor fan, tow opaque glazed windows and radiator/ heated towel rail.

OUTSIDE



To the front is a block paved forecourt and driveway with lawned garden. The driveway continues through double gates past the side of the house to the DETACHED CONCRETE SECTIONAL GARAGE.

The enclosed rear garden incorporates a sheltered block paved patio with steps rising to the lawn with further paved patio.

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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 and 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

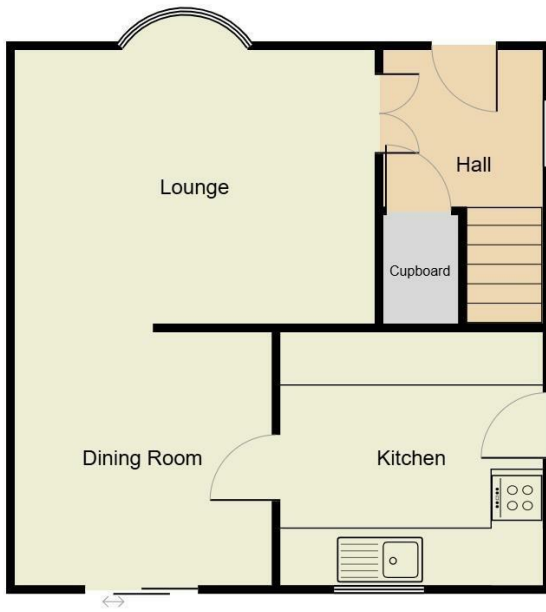
Coal mining area South Yorkshire is a mining area

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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

