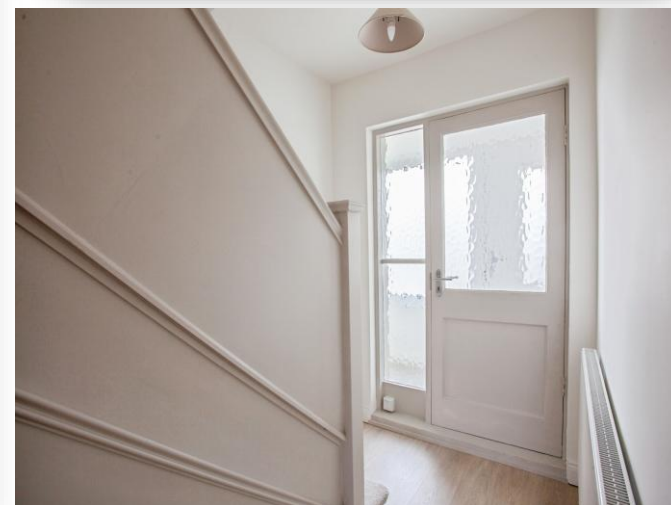




Myrtle Crescent, Wickersley ROTHERHAM S66 2PB

welcome to

Myrtle Crescent, Wickersley ROTHERHAM

DRESSED TO IMPRESS - This property has been fully modernised, offering a fresh interior with updated kitchen, bathroom, and living spaces. It's ideal for families or first-time buyers wanting a "move-in ready" home in a popular Wickersley location with good transport links & amenities nearby.



Entrance Porch

Having a front facing double glazed door & window with an internal side facing double glazed window looking into the lounge.

Entrance Hall

A welcoming space having a front facing door, a radiator & the stairs to the landing.

Lounge

A light & airy space being open plan into the kitchen/diner having a front facing double glazed window & a radiator.

Kitchen / Dining

The kitchen is fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer, dishwasher & washing machine with worktops housing the sink & drainer. Having a rear facing double glazed window, under stairs storage cupboard, spotlights to the ceiling along with plinth lighting & above & under counter lighting.

The dining area has rear facing double glazed sliding doors accessing the conservatory with a feature pendant light, vertical radiator & alcove shelving lighting.

Conservatory

Having a mix of side facing double glazed windows & obscured windows along with a door & rear facing patio doors leading to the garden.

Landing

Having a side facing double glazed window.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a front facing double glazed window, a radiator & built in storage.

Bathroom

Being a partly tiled room fitted with a bath with a shower over, a hand wash basin with unit & a WC. Having a rear facing double glazed window & a heated towel rail.

Outside

To the front of the property is a drive providing off road parking & gated access to the rear leading to further drive space.

To the rear is a beautiful lawned garden with mature trees including magnolia & a delightful patio space ideal for summer gatherings.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Myrtle Crescent, Wickersley ROTHERHAM

- Three bedroom semi detached property - NO CHAIN
- Sought after area of Wickersley - well placed to amenities, schools & transport links
- Beautifully presented throughout - recently renovated
- Drive providing off road parking - leading to the rear of the property
- Delightful rear garden with patio

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117237 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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