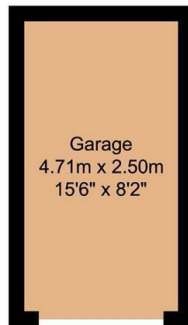
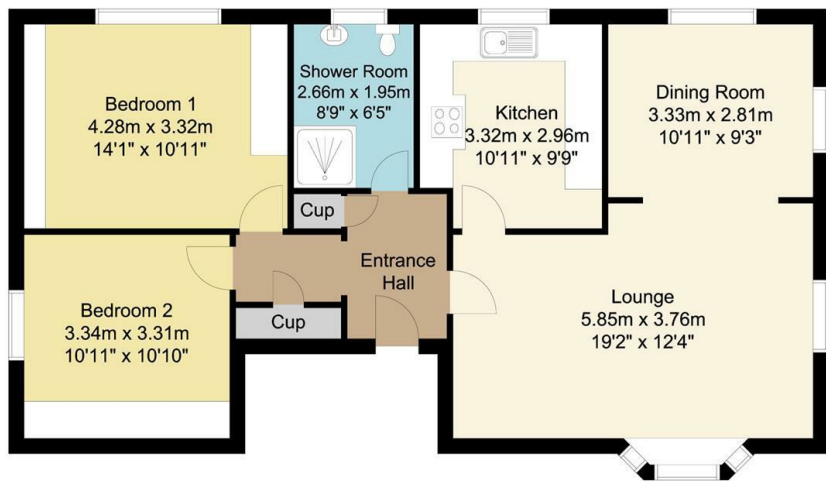


Ground Floor
81 sq m/871.87 sq ft
Approx.

Outbuilding
12 sq m/129.16 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
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12, Gorseland Court, Rotherham, S66 1DW

Offers In The Region Of £220,000

12 Gorseland Court, Wickersley,
Rotherham, S66 1DW

Descriptoon
Situatied in a highly sought-after and private cul-de-sac, this spacious two-bedroom ground floor apartment offers generous living accommodation, a garage, allocated parking and beautifully maintained communal gardens. Offered to the market with no onward chain, this is an excellent opportunity for downsizers or those seeking convenient single-level living in the heart of ever-popular Wickersley.

The accommodation briefly comprises a welcoming entrance hall leading to a generously proportioned lounge, which flows through to the dining room. The fitted kitchen offers a practical layout with ample worktop and cupboard space.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, providing excellent storage. Completing the accommodation is a contemporary shower room.

Externally, the property enjoys the rare advantage of a garage, an allocated parking space, and attractive communal gardens, all set within this exclusive and peaceful development.

Ideally positioned close to the heart of Wickersley, residents can enjoy easy access to the popular Tanyard with its excellent range of independent shops, cafés, restaurants and amenities. The property is also perfectly placed for excellent public transport links and convenient access to the motorway network, making it ideal for commuters.

This well-presented apartment combines generous living space, an enviable location and excellent practicality, making it a superb home in one of Wickersley's most desirable developments.

- Spacious two-bedroom ground floor apartment
- Offered with no onward chain
- Generous lounge and dining room
- Fitted kitchen with ample cupboard and worktop space
- Two double bedrooms, both benefiting from fitted wardrobes
- Garage, allocated parking space and well-maintained communal gardens
- In a private and prestigious cul-de-sac in the heart of Wickersley
- Ideally located close to the Tanyard, local amenities, excellent public transport links and the motorway network
- Leasehold / Council Tax Band
- Early viewing is highly recommended

