



**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.



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## 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117237 - 0004

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