



**Cherry Tree Crescent, Wickersley Rotherham S66 2LS**

**welcome to**

**Cherry Tree Crescent, Wickersley Rotherham**

£220,000-£230,000 - A WICKERSLEY GEM! A well presented three bedroom semi detached house with drive and garage situated in an established residential location of the village of Wickersley offering easy access to M18/M1 and Wickersley School and Sports College. ARRANGE YOUR VIEWING NOW!!!



**Entrance Hall**

Having a front facing double glazed door & a radiator.

**Downstairs W.C.**

Fitted with a hand wash basin & a WC. Having a radiator & an extractor fan.

**Lounge**

Having a front facing double glazed window & two radiators.

**Dining Room**

Having rear facing double glazed French doors leading to the garden & a radiator.

**Kitchen**

Fitted with wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer & dishwasher with worktops housing the double sink & drainer. Having a side facing double glazed window & spotlights.

**Conservatory**

Having side facing double glazed French doors, rear facing windows & a radiator.

**Landing**

Having a side facing double glazed window & loft hatch providing entry to the boarded out loft.

**Bedroom One**

Having a front facing double glazed window, a radiator, spotlights & fitted wardrobes providing hanging & storage space.

**Bedroom Two**

Having a rear facing double glazed window, a radiator, spotlights & fitted wardrobes providing hanging & storage space.

**Bedroom Three**

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

**Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window, spotlights & a heated towel rail.

**Outside**

To the front of the property is a gated block paved driveway & garage providing off road parking & a lawned garden. Access to the rear of the garage is via the back garden.

To the rear are two patio areas with a greenhouse all enclosed with fencing.



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welcome to

## Cherry Tree Crescent, Wickersley Rotherham

- \*\*\*Internal Images Coming Soon\*\*\*
- Three bedroom semi detached property
- Located in a sought after area of Wickersley
- Ideal family home well placed to schools, amenities & motorway links
- Drive & garage providing off road parking

Tenure: Leasehold EPC Rating: D

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:  
RTF117212 - 0003

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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.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South  
Yorkshire, S60 2DR



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**