



38 Springvale Close, Wickersley, Rotherham, S66 1EQ

**£295,000**

A particularly spacious and well presented EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE DIRECTLY ADJOINING OPEN FIELDS TO THE REAR.

The property enjoys a cul-de-sac location off Morthen Road and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, INTEGRAL GARAGE AND A FULL WIDTH GROUND FLOOR REAR EXTENSION.

The accommodation comprises: Front entrance Lobby, spacious Lounge, extended Dining Room with patio doors, extended Kitchen with integrated appliances, side entrance Porch. There are 3 Bedrooms and re-fitted Shower Room and separate W.C.

## ENTRANCE LOBBY

With uPVC front door and inner timber door to the Lounge

## LOUNGE 12'0" x 20'9" (3.67m x 6.33m)



A bright and spacious room with feature fireplace and chimney breast, front facing uPVC window with radiator beneath and useful under stairs storage cupboard

## EXTENDED DINING ROOM 9'10" x 16'3" (3m x 4.97m)



With radiator and uPVC sliding patio doors opening into the rear garden and enjoying far-reaching open views.

## EXTENDED KITCHEN 9'10" x 16'3" (3m x 4.97m)



Having a range of gloss finish base and wall units with stainless steel sink and monobloc tap set beneath the rear facing uPVC window. Integrated gas hob and electric oven with high level extractor hood, radiator and side facing uPVC door opening into the Entrance Porch

## FIRST FLOOR LANDING

With rear facing uPVC window and cupboard housing the 'Worcester' gas boiler

## FRONT BEDROOM 11'11" x 11'7" (3.65m x 3.54m)



With radiator, uPVC window and wardrobes to one wall

## REAR BEDROOM 10'10" x 7'10" (3.31m x 2.41m)



With fitted wardrobe and dressing table, radiator and uPVC window overlooking the adjoining fields

## FRONT BEDROOM 8'2" x 11'7" (2.51m x 3.54m)



With uPVC window, radiator and fitted wardrobe

## BATHROOM



With walk-in shower enclosure and electric shower, vanity wash basin, heated towel rail and uPVC opaque window

## SEPARATE W.C.

With W.C. and uPVC opaque window

## OUTSIDE



To the front is a lawned garden with block paved drive leading to the integral Garage. To one side is the Entrance Porch (3.3m x 1.64m) with front and rear uPVC entrance doors and having plumbing for a washing machine.

To the rear is a patio area and lawn with brick Garden Room.

### **INTEGRAL GARAGE 17'4" x 7'11" (5.3m x 2.42m)**

With remote roller door, light and power

### **MATERIAL INFORMATION**

Council Tax Band C

Tenure Freehold

Property Type Semi Detached House

Construction type Brick built

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 Driveway

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

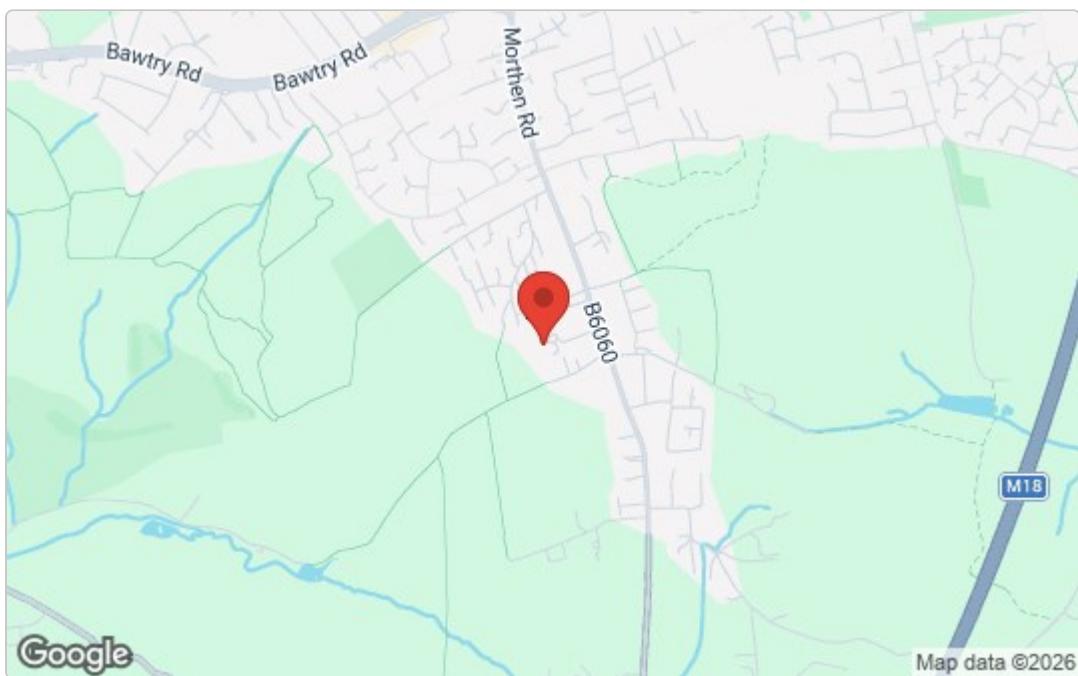
Coal mining area South Yorkshire is a mining area

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>

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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