





Cherry Tree Crescent,Wickersley Rotherham S66 2LS

william h brown

welcome to

Cherry Tree Crescent, Wickersley Rotherham

THE CHERRY ON TOP! This gorgeous three bedroom EXTENDED semi detached property needs to be seen! Ready to move into, CALL TODAY TO VIEW!













Agents Note
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall
The entrance to the property has a front facing double glazed door and radiator.

Lounge
The cosy lounge has a stylish media wall and electric feature fireplace. Front facing double glazed window and radiator.

Kitchen - Diner
The open plan kitchen diner is the prefect space for entertaining. With a range of stylish base and wall units. With integrated fridge-freezer, washing machine, Oven and Microwave, and Belfast sink. There is a side facing door leading into the outhouse which provides storage and space for utilities, there is also electric and power.

The dining space has rear facing bi-fold patio doors and windows leading to the patio area.

Landing
The landing has a side facing double glazed window and access to the loft.

Bedroom One
The master bedroom has a rear facing double glazed window and radiator.

Bedroom Two
The second bedroom has a front facing double glazed window and radiator.

Bedroom Three
The third bedroom has a front facing double glazed window and radiator.

Bathroom
The modern family bathroom has a bath with shower over, hand wash basin with built in storage underneath a WC and heated towel rail.

Outside
To the front of the property is a driveway for multiple cars.

To the rear of the property is an enclosed patio area surrounded by shrubs, and an outbuilding that has power and electric.There is also a shed which will remain at the property.

welcome to

Cherry Tree Crescent, Wickersley
Rotherham

- THREE BEDROOMS
- EXTENDED
- BEAUTIFULLY PRESENTED
- MEDIA WALL
- EXCELLENT SCHOOLS AND TRANSPORT LINKS NEARBY

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.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117809

The Property Ombudsman

Property Ref:
RTF117809 - 0005

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.

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