FOR SALE









Bawtry Road, Wickersley
Guide Price £140,000

MARTIN&CO







Bawtry Road, Wickersley

2 Bedrooms, 1 Bathroom

Guide Price £140,000

- **Apartment**
- **Two bedrooms**
- **No chain**
- **Allocated parking**
- **Popular location**

GUIDE PRICE £140,000 - £150,000. Positioned within a well regarded part of Wickersley, this second floor apartment at Hastings Court presents a straightforward and low maintenance option, available with no onward chain. The setting places it within easy reach of everyday essentials, along with a selection of independent bars, cafés and restaurants found along the popular Tanyard, giving the area a lively but still well balanced feel.

Access to the building is via a secure communal entrance, with stairs leading up to the second floor. The apartment itself has a practical layout, with an entrance hall connecting all rooms and offering a sense of separation between living and sleeping spaces. The main living area is arranged as an open plan lounge, dining and kitchen space, creating a sociable environment suited to both quieter evenings and more relaxed hosting. There is ample room for seating and a dining table, while the kitchen is fitted with a range of beech effect wall and base units, offering a good amount of storage and work surface space. Integrated appliances include an oven, hob and extractor, along with a fridge freezer, while plumbing is in place for a washing machine.

Both bedrooms are well proportioned, with the main

bedroom benefitting from fitted furniture that maximises storage without compromising on floor space. The second bedroom provides flexibility, suitable as a guest room, home office or additional sleeping space depending on requirements. The bathroom is fitted with a white three piece suite, including bath, wash basin and WC, finished in a clean and neutral style.

Externally, the property includes an allocated parking space, an important feature in this location, ensuring convenient and reliable parking. The development itself is maintained to a good standard, contributing to a tidy and settled environment.

Wickersley remains a consistently popular area due to its balance of village feel and strong local amenities. The Tanyard is a central feature, offering a mix of well known and independent venues including restaurants such as The Olive Lounge, along with cafés and bars that attract a steady flow throughout the week. For everyday shopping, there is a Co-op within Wickersley along with nearby larger supermarkets including Tesco Extra at Bramley and Sainsbury's in nearby Rotherham.

Transport connections are another strong point. The M18 and M1 motorway networks are both easily accessible, making commuting towards Sheffield, Doncaster and beyond relatively straightforward. Regular bus services run through Wickersley, connecting to Rotherham town centre and surrounding areas. For rail travel, Rotherham Central station provides direct services to Sheffield, Leeds and further afield.

The area is also well served by reputable schools, with Wickersley School and Sports College being one of the most recognised secondary options in the area. Several primary schools are also within close reach, including Wickersley Northfield Primary School and St Alban's Catholic Primary School, contributing to the overall appeal for a range of buyers.









Overall, this apartment offers a practical and well located option with the benefit of no onward chain, making it suitable for first time buyers, those looking to downsize, or investors seeking a property in a consistently popular area.

COMMUNAL ENTRANCE HALL With a security entrance door with intercom and stairs rise to the second floor landing.

APARTMENT ENTRANCE HALL With coving to the ceiling, laminate flooring and window.

LOUNGE / DINING / KITCHEN With coving to the ceiling. Kitchen area has downlights to the ceiling and range of fitted wall and base units in beech effect, wall units include extractor hood. Base units include a single bowl sink, oven, hob, integrated fridge freezer, plumbing for washing machine, tiled splash backs and laminate flooring. Lounge dining area has laminate flooring and window.

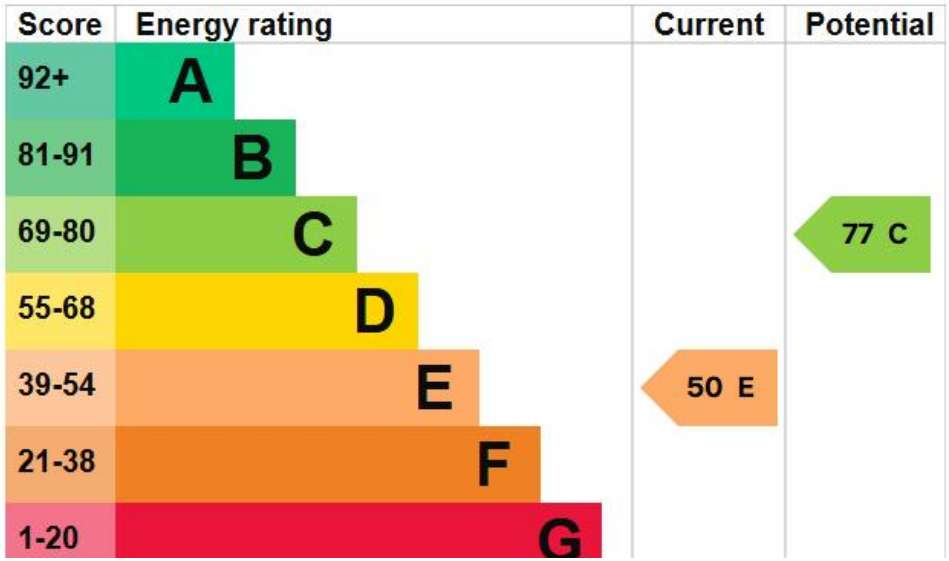
BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls, downlights to the ceiling and extractor hood.

BEDROOM ONE Having downlights to the ceiling, fitted wardrobes, drawers, laminate flooring and window.

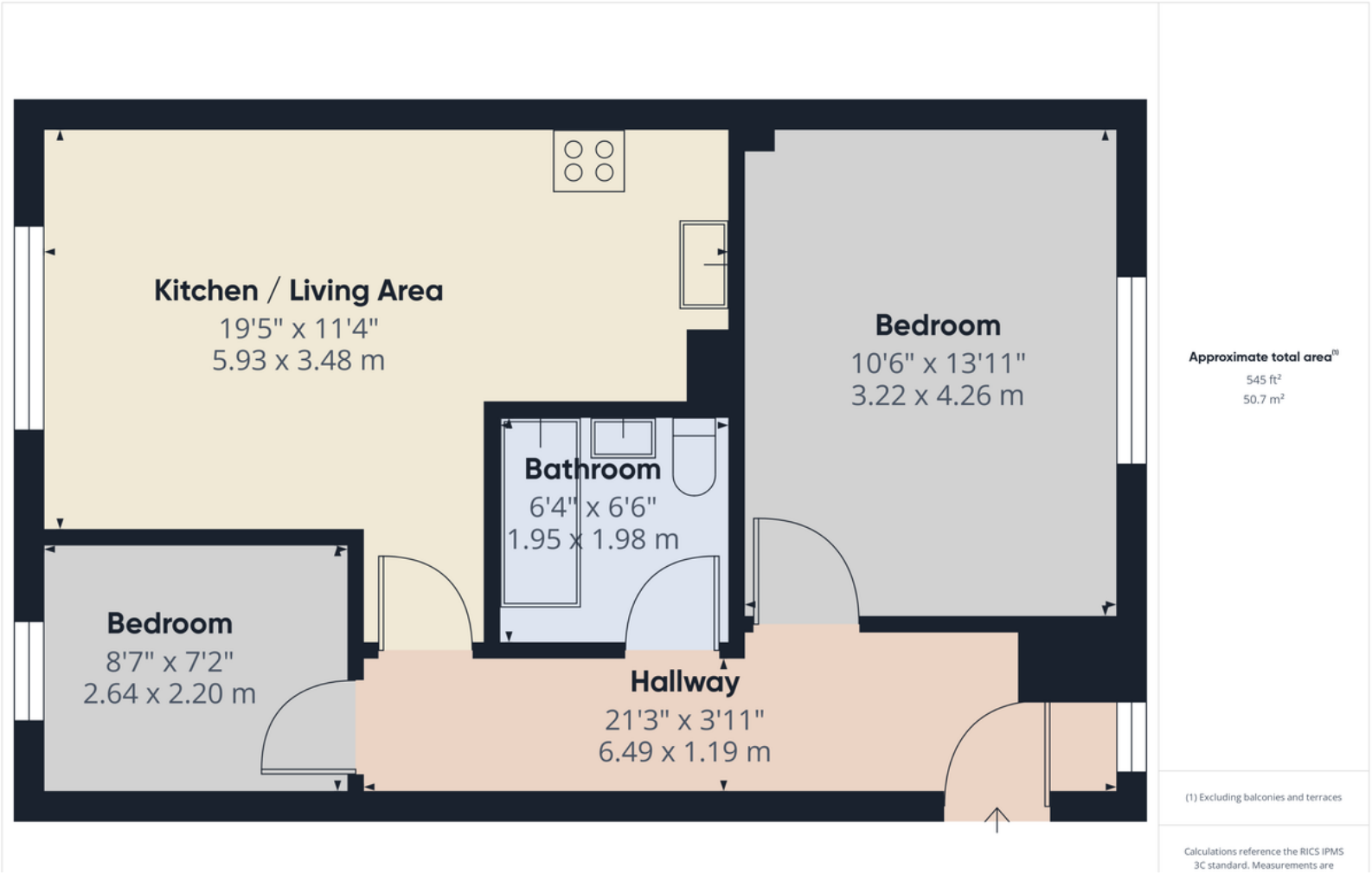
BEDROOM TWO With laminate flooring and window.

OUTSIDE Having allocated parking space.









Martin & Co Rotherham
5 Worry Goose Lane ● Whiston ● Rotherham ● S60 4AA
T: 01709 544982 ● E: rotherham@martinco.com

01709 544982
http://www.martinco.com

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