



Moat Lane, Wickersley Rotherham S66 1DZ

welcome to

Moat Lane, Wickersley Rotherham

£350,000 - AN EXCELLENT OPPORTUNITY set in a prime location of Wickersley, this two bedroom detached dorma bungalow is offered boasting spacious accommodation & outside surroundings & being well placed to local amenities, bars & restaurants, schools & transport links...CALL TO VIEW!!!



Entrance Porch

Having front facing single glazed doors.

large workshop/outbuilding & outside lockup.

Entrance Hall

Having a front facing single glazed door, a radiator & the loft hatch.

Lounge

Having a front facing double glazed bay window, a side facing double glazed window, a radiator & a gas fireplace.

Kitchen

Fitted with wall & base units housing an integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a side & rear facing double glazed window.

Side Porch

Having a side facing single glazed door, two side facing single glazed windows & fitted storage.

Bedroom One

Having a rear facing single glazed window & a radiator.

Bedroom Two

Having a front facing double glazed bay window, a radiator & fitted wardrobes.

Bathroom

Fitted with a bath & shower unit, a hand wash basin & a WC. Having a rear facing double glazed window & a radiator.

Attic Space

Having two rear facing double glazed windows & a radiator.

Outside

To the front of the property is a good sized driveway with carport & garage providing off road parking & a lawned garden with patio.

To the rear is a lawned garden with patio area, a



view this property online williamhbrown.co.uk/Property/RTF116987



welcome to

Moat Lane, Wickersley Rotherham

- NO ONWARD CHAIN - SOLD AS SEEN
- Two bedroom detached dorma bungalow
- Well placed to local amenities, bars/restaurants, schools & transport links
- Front & rear gardens
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£350,000



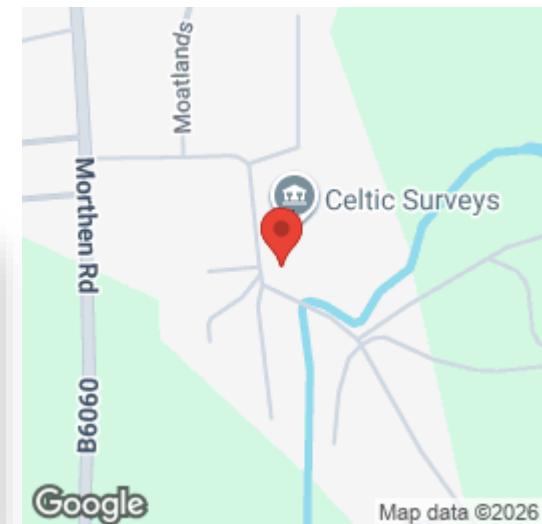
view this property online williamhbrown.co.uk/Property/RTF116987

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.



Property Ref:
RTF116987 - 0002

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.



Please note the marker reflects the postcode not the actual property



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk