



**Tanfield Way, Wickersley** Rotherham S66 1AB

**Guide Price £260,000 to £270,000**



- **Beautifully Presented, Dormer Semi-Detached Home**
- **Two Double Bedrooms, Bathroom & Downstairs WC**
- **Bright & Spacious Throughout**
- **Gated Driveway & Detached Garage with Power**
- **Prime Wickersley Location! Overlooking School Fields**
- **Two Reception Rooms, Kitchen with Pantry**
- **Well Kept Gardens & Patio Seating**
- **FREEHOLD / Council Tax Band C**

**This bright and spacious semi-detached home is well presented throughout and is situated within a prime Wickersley location - just a moments walk to the Tanyard shopping precinct, cafe's, restaurants and bus routes.**

**Occupying an enviable plot overlooking St. Albans school fields - the property in brief comprises; Entrance Hall \* WC \* Lounge \* Dining Room \* Kitchen \* Two Double Bedrooms \* Bathroom \* Front and Rear Gardens \* Gated Driveway \* Detached Garage.**

#### **Entrance Hall**

Entry through a composite door into the hall which has carpet flooring. Stairs lead up to the first floor and doors to;

#### **WC**

Appointed with a WC and hand wash basin.

#### **Lounge 13' 0" x 13' 0" (3.96m x 3.96m)**

Front facing reception room with carpet flooring. Double doors open to;

#### **Dining Room 11' 5" x 10' 1" (3.48m x 3.07m)**

Rear facing reception room with carpet flooring and door to;

#### **Kitchen/Breakfast Room 13' 0" x 9' 3" (3.96m x 2.82m)**

Appointed with a range of base, wall and drawer units with a work surface above which incorporates a double bowl sink and drainer. There is a integral electric hob, oven and extractor - with space for other freestanding appliances. Tiled flooring and splash back, space for a small dining table and chairs and a composite door out to the side of the property.

#### **First Floor Landing**

Having carpet flooring and double doors opening to the walk in storage space (6' 2" x 6' 2"). Loft access and doors to;

#### **Bedroom One 11' 1" x 11' 9" (3.38m x 3.58m)**

Rear facing double bedroom with views over St. Albans school fields and with carpet flooring.

#### **Bedroom Two 9' 6" x 8' 5" (2.89m x 2.56m)**

Front facing double bedroom with carpet flooring.

#### **Bathroom 7' 4" x 7' 6" (2.23m x 2.28m)**

Appointed with a WC, wash basin and bath with a mixer shower attachment. There is tiled walls and painted wood floorboards.



#### **Exterior and Gardens**

To the front of the property is a lawn garden with a planted border. A pathway gives access to the entrance door and a driveway leads through double wrought iron gates.

The rear garden is beautifully maintained, having a patio seating area - lawn garden with planted borders and a rear raised decked patio. Privately enclosed by fencing.

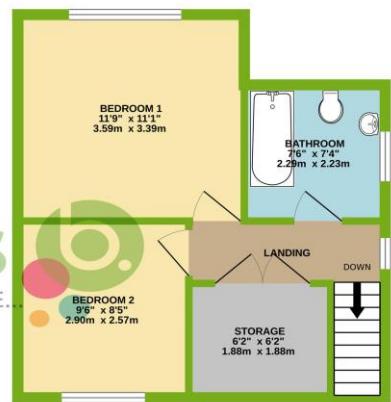
#### **Garage 14' 8" x 9' 2" (4.47m x 2.79m)**

The detached garage has a roller garage door for car access, having lighting, and power points.



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and rooms are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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