

# Crucible Homes



Larch Avenue  
Wickersley, S66 2PG

Guide Price  
£260,000

## Overview

No Chain

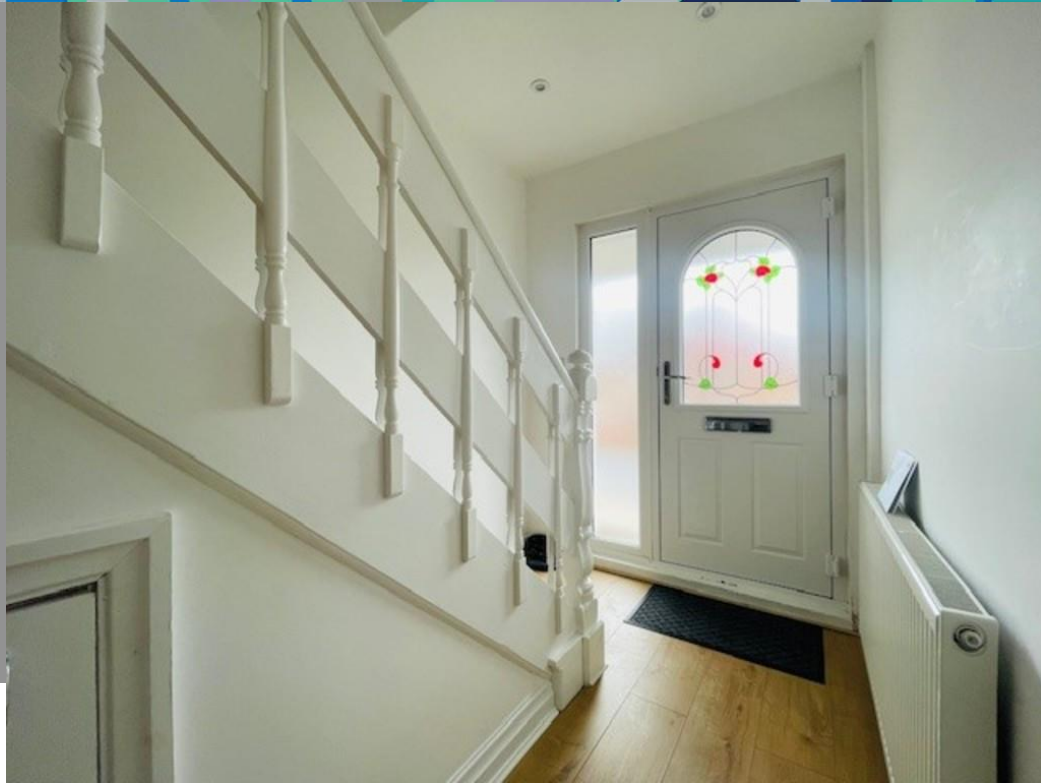
Five Bedrooms

Downstairs Bedroom with Ensuite

Modern Throughout

Fully Renovated

EPC Rating - Pending



## Description

**SUMMARY** Crucible Homes are pleased to be selling this **SPACIOUS FIVE** bedroom semi detached property situated on the popular estate in Wickersley.

Selling with **NO CHAIN**.

The layout of the property benefits from having a separate entrance to the downstairs additional room, along with a separate WC and potential to convert into an additional family bathroom / shower room.

When approaching the property you have a driveway providing off road parking and steps leading to the front entrance door.

From the hallway which has stairs leading to the first floor accommodation, you enter into the well proportioned lounge / diner which benefits from having French doors leading to the rear enclosed garden. Into the kitchen there is ample wall and base units which has built in appliances including oven, hob with extractor over. From the kitchen you enter into an a bedroom / occasional room which benefits from a separate downstairs WC and separate utility area.

To the first floor and from the good sized landing you have access to four bedrooms, three which are double and en-suite to the master bedroom.

The family bathroom is fitted with a three piece suite which comprises of WC, vanity wash hand basin and bath with shower over. Fully tiled walls and rear facing UPVC window.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings are highly recommend to appreciate what the property has to offer.

AGENCY NOTE

EPC Rating – C

Council Tax Band - B

ENTRANCE HALL

LOUNGE/DINER 23' 3" x 12' 1" (7.1m x 3.7 max m)

KITCHEN 12' 5" x 7' 10" (3.8m x 2.4m)

OCCASIONAL ROOM 24' 11" x 8' 6" (7.6m x 2.6m)

WC

UTILITY ROOM

FIRST FLOOR

MASTER BEDROOM 12' 5" x 10' 9" (3.8m x 3.3m)

ENSUITE

BEDROOM TWO 12' 5" x 8' 10" (3.8m x 2.7m)

BEDROOM THREE 15' 5" x 8' 6" (4.7m x 2.6m)

EDROOM FOUR 9' 6" x 8' 6" (2.9m x 2.6m)

FAMILY BATHROOM

EXTERNAL

