

Crucible Homes



Larch Avenue
Wickersley, S66 2PG

Offers In Region Of
£220,000

Overview

No Chain

Five Bedrooms

Downstairs Bedroom with Ensuite

Modern Throughout

Fully Renovated

EPC Rating - C



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.





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		

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.

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 maxm)

