

Floor Plan

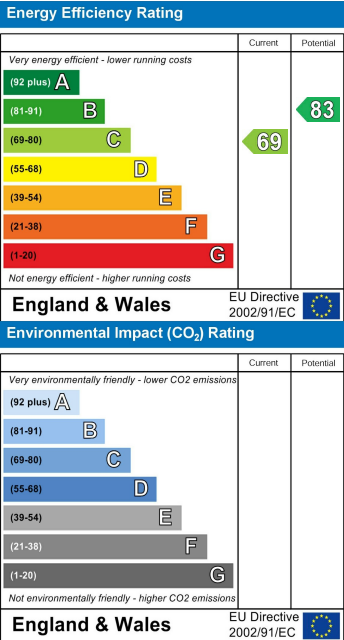


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



14 Harvest road, Wickersley, Rotherham, South Yorkshire, S66 2HX

**Offers In Excess Of £250,000**

**\*\*IMMACULATE EXTENDED THREE BED SEMI IN THE HEART OF WICKERSLEY\*\***

Viewing is highly recommended to appreciate the standard of accommodation on offer! Having a rear extension with Velux windows and bi-folding doors, the open plan living space certainly has the wow factor.

This beautiful family home briefly comprises of: Entrance Hall, Lounge, Kitchen Diner, Orangery, Three double bedrooms, Two bathrooms, Garage, Driveway and Rear enclosed garden.

Situated in the extremely popular village of Wickersley, the property benefits from local Schools and amenities being within walking distance, bus routes available and easy access to motorway networks.

FOR VIEWINGS PLEASE CALL OUR ROTHERHAM BRANCH

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers (Rotherham) Limited** Ship Hill, Rotherham, South Yorkshire S60 2HG

**Tel: 01709 375591** DX: 12638 Rotherham E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

**Offices also at: Barnsley, Doncaster, Maltby and Mexborough**

Registered office: 47 Moorgate Street, Moorgate, Rotherham S60 2EY Registered in England and Wales No. 6679044 Regulated by RICS

**Residential Sales Residential Lettings & Management Land & New Homes Commercial Sales, Acquisition & Management**  
**Chartered Surveyors Rural Property Expert Witness Reports Auctions**



**Entrance Hall**

Composite door gives access, central heating radiator and stairs leading to first floor.

**Lounge**



Front facing double glazed window, central heating radiator, TV and telephone connection point.

**Kitchen/Diner**



A modern fitted kitchen with a range of wall base and drawer units and contrasting worktops. Integrated double oven, fridge freezer and washing machine, five ring gas hob and extractor over. Tiling to splashback and central island providing further storage along with seating area.

**Orangery**



Open plan from the kitchen, a beautiful second living space with central heating radiator, side facing double glazed window, velux windows and bi folding doors opening on to the rear garden area.

**Bedroom One**



Two front facing double glazed windows and central heating radiator.

**Bedroom Two**

With front facing double glazed window and central heating radiator, the second bedroom also benefits from its own En-Suite.

**Ensuite**

Fitted with a white suite comprising of vanity unit with sink, low flush WC and storage. Separate shower cubicle and rear facing double glazed opaque window.

**Bedroom Three**



Rear facing double glazed window with central heating radiator

**Family Bathroom**



Fitted with a modern suite comprising of panelled bath with shower over, vanity unit providing storage along with low flush WC and sink. Tiling to walls, heated towel rail and rear facing double glazed opaque window.

**Outside**



To the front of the property is a large driveway providing off road parking for multiple vehicles, car port gives access to the rear.

To the rear of the property is a well presented garden mainly laid to lawn with patio area for seating and a detached garage with power and lighting, having side entrance as well as up and over door.