

**FOR SALE**



**Scholey Road, Wickersley**  
**Guide Price £150,000**

  
**MARTIN&CO**



## Scholey Road, Wickersley

2 Bedrooms, 1 Bathroom

Guide Price £150,000

- End townhouse
- Two bedrooms
- No chain
- Dining kitchen
- Drive

GUIDE PRICE £150,000 - £160,000. Situated in a quiet cul-de-sac within the popular area of Wickersley, this end townhouse offers practical living space both inside and out. With two double bedrooms, the property is ideal for those looking for straightforward convenience in a well-connected area.

The ground floor includes a side entrance hall with a handy storage cupboard, leading to a comfortable lounge with a feature fire surround, adding a focal point to the space. Stairs from the lounge lead to the first-floor landing. The dining kitchen is fitted with a range of oak wall and base units, complete with an integrated oven, hob, and extractor. It's a functional space, perfect for everyday meals or hosting friends. Upstairs, two double bedrooms provide ample space, with versatility for use as a home office or guest room. The family bathroom is equipped with a three-piece suite, offering a practical setup. Outside, the property features a lawned garden to the front, while the rear garden includes a parking area for added convenience.

Wickersley is known for its excellent amenities, including nearby supermarkets such as Morrisons and Aldi. The area also benefits from reputable schools, including Wickersley School and Sports College. Public transport links and access to the M18 motorway make it ideal for commuting, with



Rotherham and Sheffield easily reachable.

**ENTRANCE HALL.** With a side facing entrance door, store cupboard, doors to the lounge and dining kitchen.

**LOUNGE.** A generous size lounge with stairs rising to the first floor landing. The focal point of the room is the feature fire surround housing the gas fire and front facing bow window.

**DINING KITCHEN.** With a range of fitted wall and base units in oak, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, oven, hob, plumbing for washing machine, tiled splash backs, wall mounted central heating boiler, rear facing window and rear facing entrance door.

**LANDING.** With access to the loft and side facing window.

**BEDROOM ONE.** A double size room with laminate flooring and front facing window.

**BEDROOM TWO.** A double size room with laminate flooring and rear facing window.

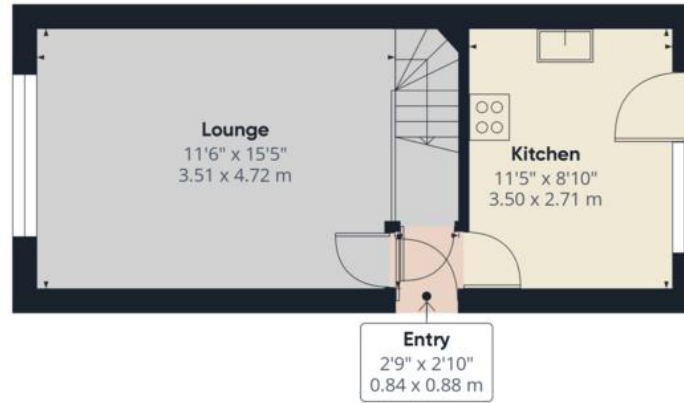
**BATHROOM.** With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiled splash backs, extractor fan and store cupboard.

**OUTSIDE.** To the front of the property there is an open plan lawn with path to the side and rear. The rear has a garden area and off road parking.

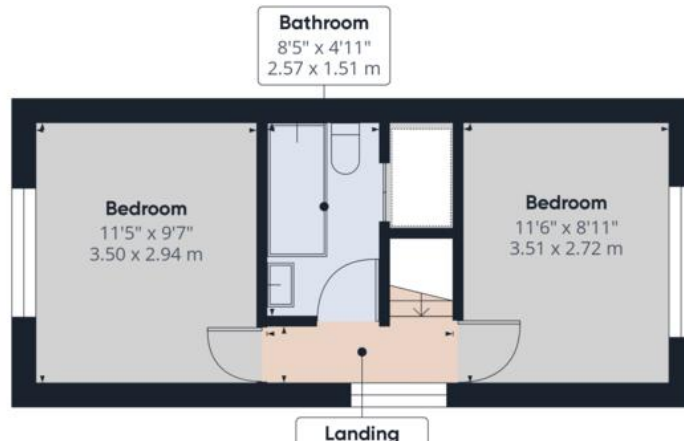


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
608.05 ft<sup>2</sup>  
56.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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