



**Myrtle Crescent
Wickersley
Rotherham
South Yorkshire
S66**

Offers in Excess of £190,000

bettermove

Myrtle Crescent Rotherham

Bettermove are proud to present this 3 bedroom semi-detached house in Wickersley, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

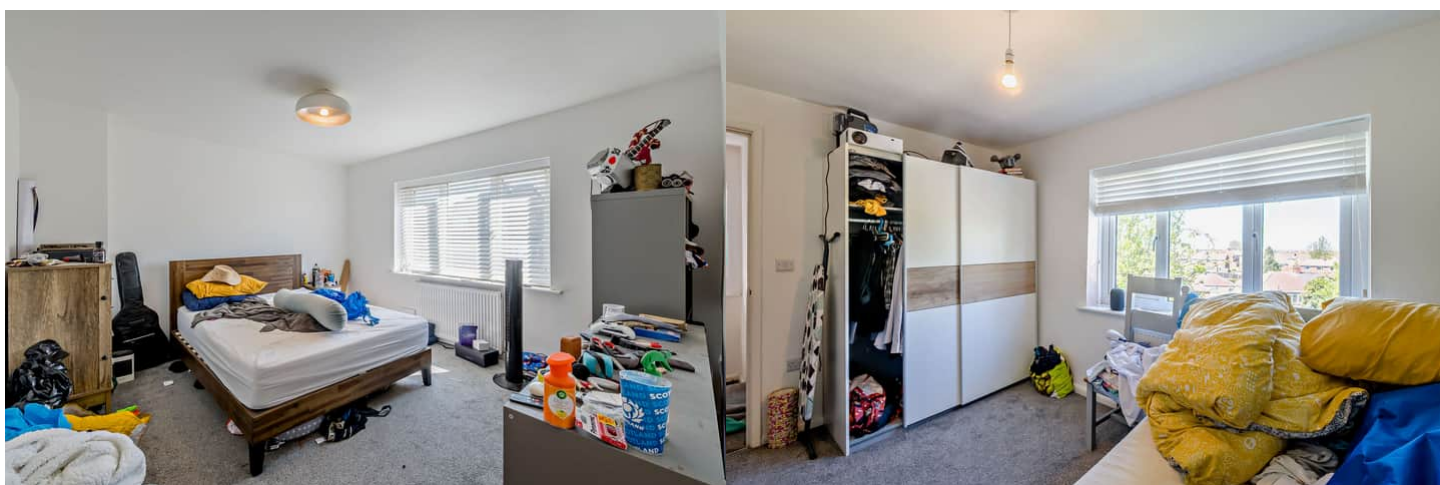
The council tax band is B.

This is a leasehold property with 730 years remaining on the lease; the ground rent is £12.00 per annum.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/dining room on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, with both decking and lawn areas, perfect for enjoying the summer months.

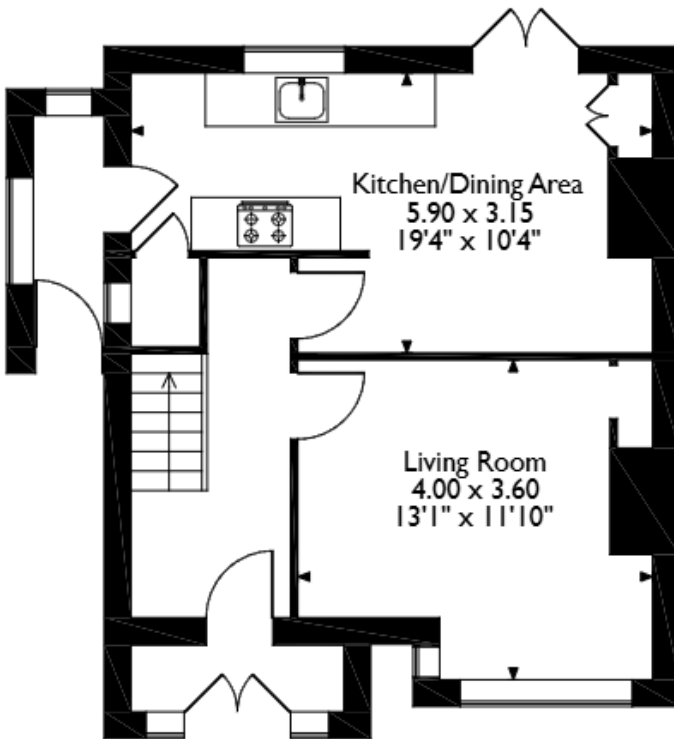
Located in the sought after village of Wickersley, Rotherham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools. Excellent transport connections can be found from Rotherham Central Train Station, a variety of local bus routes, and quick access to the M1, and M18.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

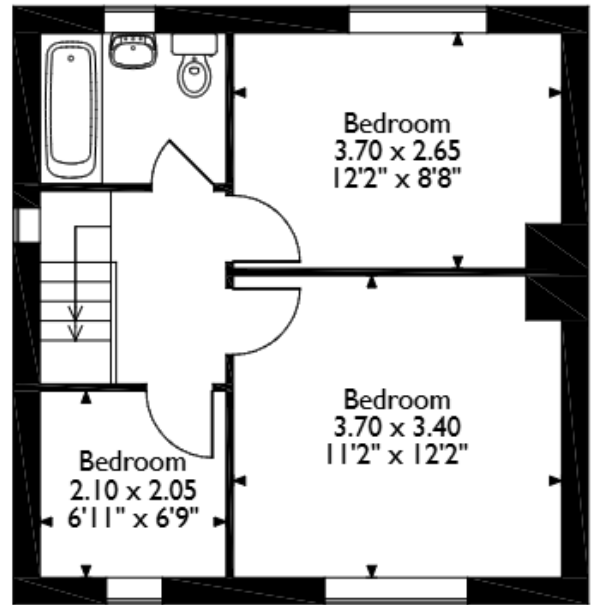


Myrtle Crescent, Wickersley, Rotherham

Approximate Gross Internal Area 79 Sq M/851 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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