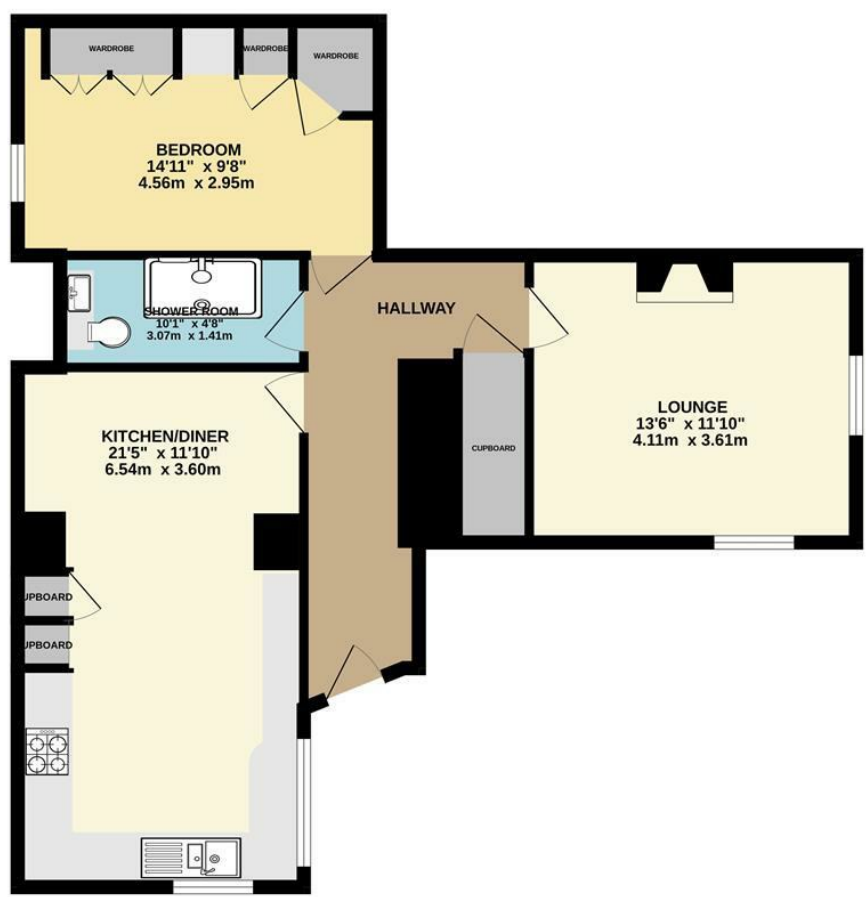


GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



The Woods, 58 Morthen Road, Rotherham,
S66 1EG

Guide Price £190,000

The Woods 58 Morthen Road,
Wickersley, Rotherham, South Yorkshire,
S66 1EG

Description
Guide Price £190,000 - £200,000
Immersed in the charm of the iconic 'Tower' building adjacent to the picturesque bowling green in Wickersley, lies this meticulously modernized 1-bedroom ground floor apartment, awaiting discovery through an internal inspection. Perfectly suited for a young couple or those seeking the ease of downsizing into retirement, this residence exudes contemporary elegance and comfort.
Step through the newly installed composite entrance door into the inviting hallway, adorned with Herringbone-style laminate flooring and boasting a convenient understairs storage cupboard. Every corner of this modern abode has been thoughtfully enhanced by the current vendor, promising a living space that is as stylish as it is functional.
The heart of the home, the dining kitchen, showcases a sleek ensemble of fitted wall, base, and drawer units, complemented by granite worktops that exude sophistication. Integrated appliances, including a fridge freezer and microwave, elevate the culinary experience, while a concealed wall-mounted central heating boiler ensures comfort and convenience. The front-facing living room exudes warmth and comfort, centered around a captivating feature fireplace with a fitted electric fire—a perfect spot to unwind and entertain. The adjacent double bedroom offers a tranquil sanctuary, complete with ample fitted wardrobes and a central chest of drawers, ensuring ample storage space and serenity. The former bathroom has been reimagined into a modern wet room, boasting a level-access shower, vanity wash basin with attached WC, and stylish tiling that adds a touch of luxury. A wall mirror with surround lighting completes this spa-like retreat, promising indulgent moments of relaxation.
Outside, the property offers its own designated parking space and a quaint pebbled garden area, perfect for enjoying the outdoors in peace and tranquility.
Conveniently situated within a mere 400 yards from the vibrant heart of Wickersley, with its array of bars, shops, restaurants, and amenities, this residence offers the epitome of convenience and lifestyle. Furthermore, easy access to the M18 motorway at Hellaby, just 2 miles away, ensures effortless connectivity for commuters and explorers alike.
In summary, this meticulously modernized ground floor apartment within the iconic 'Tower' building presents a unique opportunity to embrace contemporary living in the heart of Wickersley. With its stylish interiors, convenient amenities, and prime location, this residence promises a lifestyle of comfort, convenience, and modern elegance—a true gem awaiting its discerning new owner.

- A beautiful, well presented & modernised 1 bedroom ground floor apartment
- Dining kitchen with granite tops & integrated appliances
- Wetroom inc. fully tiled walls & level access shower.
- Bedroom with abundance of fitted wardrobes
- Herringbone style laminate flooring to most ground floor rooms
- Electric window blinds to lounge & kitchen
- Designated parking space & small pebbled garden area
- Ideal for the young couple or retirement couple/individual
- Viewnig highly recommended
- Leashold. Council tax band C

