

property details **approval form**

25 Cherry Tree Crescent, Wickersley, Rotherham, South Yorkshire, England, S66 2LS

Date: 30 July 2026

Property Ref and Version: RTF117212 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £220,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 800 years from 24 Jun 1964.

>> **key features**

- > ***Internal Images Coming Soon***
- > Three bedroom semi detached property
- > Located in a sought after area of Wickersley
- > Ideal family home well placed to schools, amenities & motorway links
- > Drive & garage providing off road parking
- > Front & rear gardens
- > EPC Rating: D

>> **short description**

£220,000-£230,000 - A WICKERSLEY GEM! A well presented three bedroom semi detached house with drive and garage situated in an established residential location of the village of Wickersley offering easy access to M18/M1 and Wickersley School and Sports College. ARRANGE YOUR VIEWING NOW!!!

>> **long description**

."Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

>> **directions**

>> **Agent Note**

Your William H Brown office: 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR
T 01709 829935 **E** rotherham@williamhbrown.co.uk

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>> room description

Entrance Hall

Having a front facing double glazed door & a radiator.

Downstairs W.C.

Fitted with a hand wash basin & a WC. Having a radiator & an extractor fan.

Lounge

Having a front facing double glazed window & two radiators.

Dining Room

Having rear facing double glazed French doors leading to the garden & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer & dishwasher with worktops housing the double sink & drainer. Having a side facing double glazed window & spotlights.

Conservatory

Having side facing double glazed French doors, rear facing windows & a radiator.

Landing

Having a side facing double glazed window & loft hatch providing entry to the boarded out loft.

Bedroom One

Having a front facing double glazed window, a radiator, spotlights & fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a rear facing double glazed window, a radiator, spotlights & fitted wardrobes providing hanging & storage space.

Bedroom Three

Having a front facing double glazed window, a radiator & built in storage cupboard.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window, spotlights & a heated towel rail.

Outside

To the front of the property is a gated block paved driveway & garage providing off road parking & a lawned garden. Access to the rear of the garage is via the back garden.

To the rear are two patio areas with a greenhouse all enclosed with fencing.

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>> floor plan

>> approval

	Signature	Date
Kyle Harvey		
Ms M.S. Herbert		