merryweathers
Est. 1832

82 Wickersley Road, Rotherham, S60 3PP

Offers In The Region Of £420,000

A viewing is recommended of this four bedroomed detached to appreciate the size of accommodation. Located within a desirable location in Rotherham. Offered with no vendor chain and immediate vacant possession. Comprising of sitting room, lounge, breakfast kitchen, ground floor W.C., four bedrooms with fitted wardrobes, large family bathroom, driveway, integral garage and large rear garden. Conveniently positioned for access to a range of local amenities and transport links. Rotherham town centre is within easy reach offering a variety of shops, cafés, restaurants and leisure facilities. Supermarkets nearby include Tesco Extra, Aldi and Morrisons, while Parkgate Shopping Park provides additional retail options. The location also benefits from straightforward access to public transport services including bus routes and nearby rail connections from Rotherham Central station.
For commuters, the M1 motorway network is easily accessible, providing routes towards Sheffield, Leeds and Doncaster. Meadowhall Shopping Centre and Sheffield city centre are also within comfortable travelling distance, adding further convenience to the location.

Entrance Porch

Upvc front door opens to entrance porch with hangers for coats, two UPVC windows and door opens to Hallway

Hallway

Hallway with original features including wood panelling to walls, stained glass windows. Doors leading to lounge, sitting room, kitchen and ground floor W.C. Gas central heating radiator. Stairs rise to first floor.

Sitting Room 14'0" x 11'9" (4.28m x 3.60m)

Glass panelled doors open to front sitting room comprising of UPVc double glazed bay window. Gas central heating radiator. Arch recess opens to Lounge

Lounge 13'6" x 12'0" (4.14m x 3.67m)

With rear UPVC patio doors, two UPVC windows. Focal point fireplace with fire surround and fire. Gas central heating radiator. Glass panelled doors.

Kitchen/Diner 17'4" x 10'2" (5.29m x 3.10m)

Large family dining kitchen, with ample wall and base units with work surfaces. housing split level oven, microwave, hob and extractor fan. Splashback tiling. Ceramic 1.5 bowl sink unit. Built in fridge/ freezer and washing machine. Dishwasher. Rear UPVC door leads to rear garden. Large UPVC rear window. Storage cupboards.

Ground Floor W.C.

With white suite consisting of low flush W.C and sink basin.

FIRST FLOOR

Stairs rising to first floor with two way landing, leading to bedrooms and bathroom. UPVC window. Loft Access.

Bedroom One 13'3" x 11'10" (4.05m x 3.61m)

Front bedroom with UPVC bay window. Fitted wardrobes and gas central heating radiator

Bedroom Two 13'6" x 10'0" (4.13m x 3.06m)

Rear UPVC window, fitted wardrobes and gas central heating radiator

Bedroom Three 8'7" x 7'3" (2.63m x 2.21m)

Front UPVC Double glazed window and side UPVC double glazed window, fitted wardrobes and gas central heating radiator.

Bedroom Four 7'11" x 7'0" (2.43m x 2.15m)

Front UPVC double glazed bay window. Gas central heating radiator.

Bathroom 10'8" x 8'11" (3.27m x 2.73m)

Large family bathroom with four piece suite in white comprising of bath, low flush W.C. wash basin in vanity unit and separate shower cubile. heated towel rail. Rear UPVC window.

Garage 14'9" x 9'1" (4.50m x 2.78m)

Integral garage with up and over door. With power.

Outside

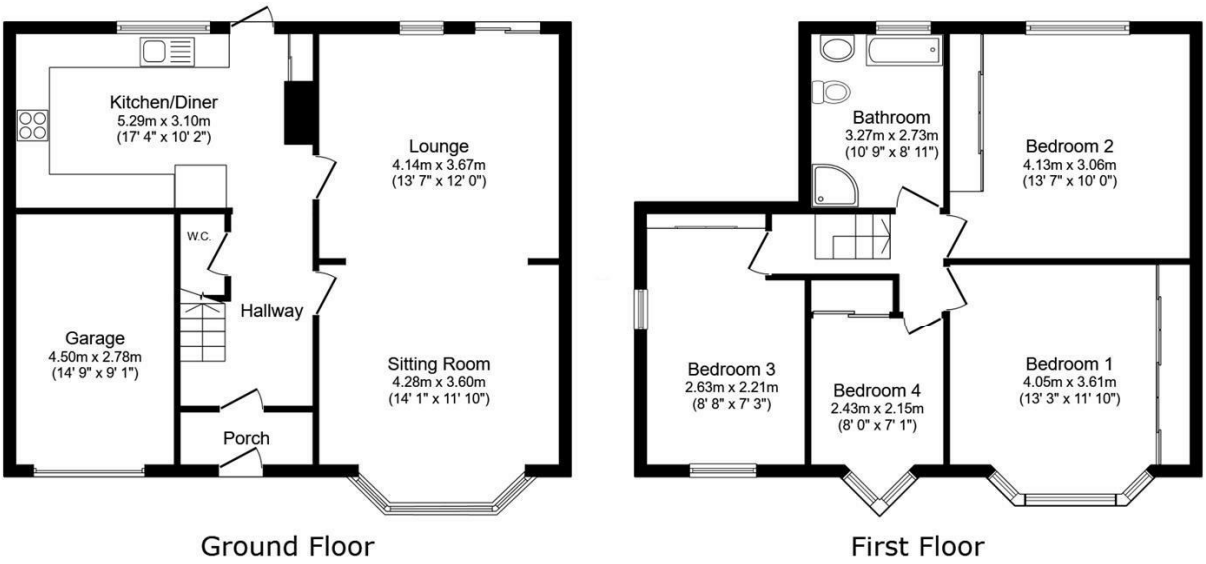
Front driveway with ample parking to front. Large rear garden with patio area, lawns and pathways. With shrubs, trees and fencing.

Material Information

Council Tax Band E
Tenure FREEHOLD
Property Type : FOUR BEDROOMED DETACHED
Construction type Brick built
Heating Type GAS CENTRAL HEATING
Water Supply Mains water supply
Sewage Mains drainage
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and

open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type: DRIVEWAY & GARAGE
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES: To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

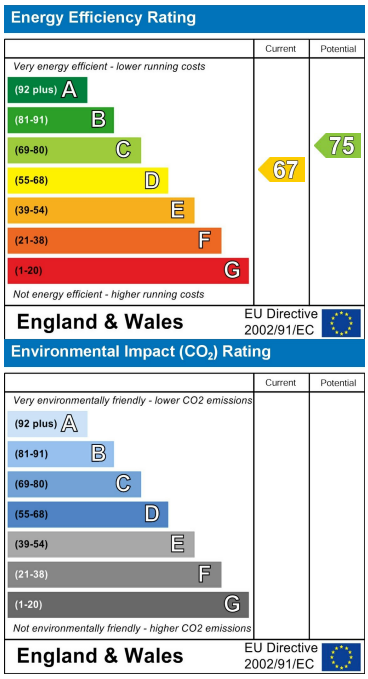


Total floor area: 142.9 sq.m. (1,538 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map

Energy Efficiency Graph



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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

naea | propertymark PROTECTED

The Property Ombudsman

mw Est. 1832