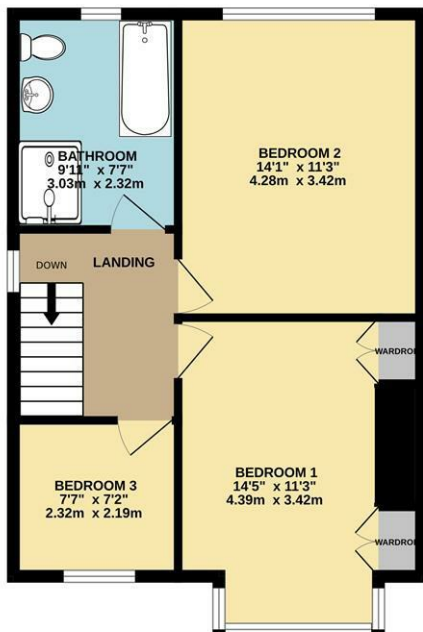
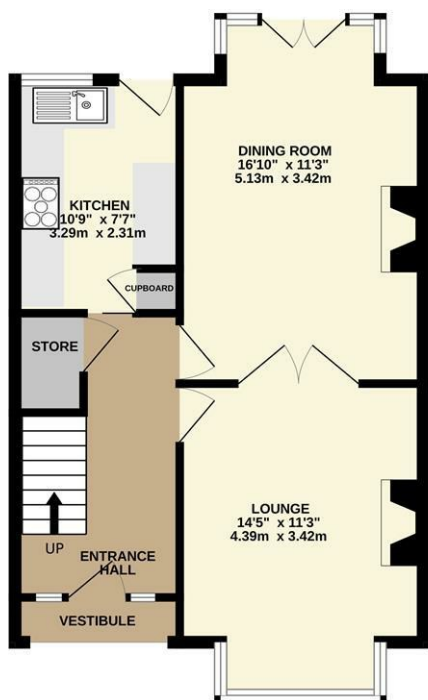
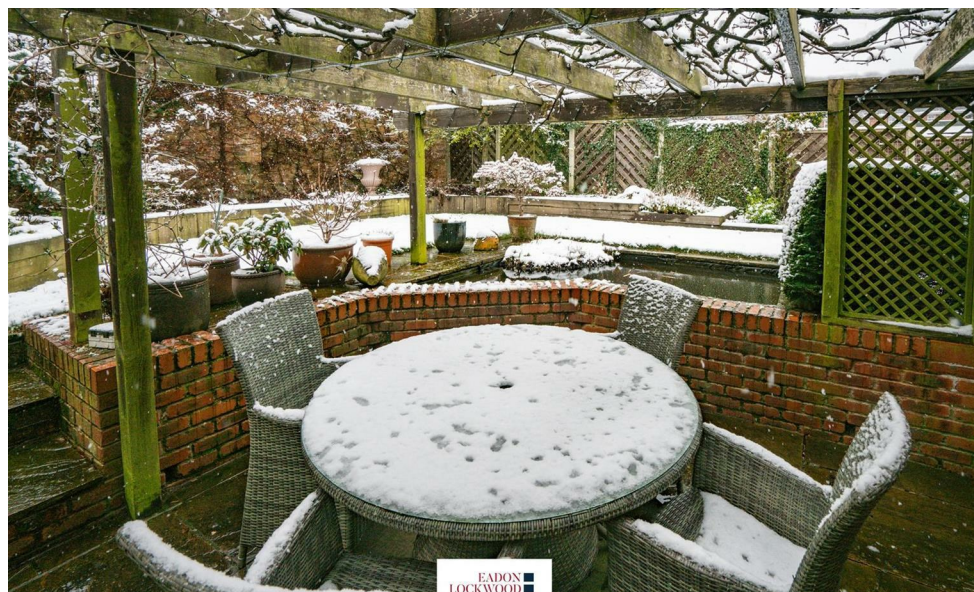


GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (94.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



36, Wickersley Road, Rotherham, S60 3PN

Asking Price £279,995

36 Wickersley Road, Rotherham, S60 3PN

Description
Truly warranting an early internal inspection to be fully appreciated, is this gorgeous 3 bedroom semi detached family home situated opposite the open spaces of Herringthorpe playing fields & on a bus route to Rotherham town centre which is less than 1 mile away. This family home has been occupied by our vendors for over 20 years & in that time have certainly spent time & money on the house. Upon entering the hallway you are immediately greeted with a sense of a loving home & certain touches add this feeling such as the fitted window blinds/shutters to the majority of the rooms. The front facing living room also enjoys an attractive cast iron effect fireplace with a fitted gas fire & an ornate surround together with black marble finished hearth. The Karndean floor covering continues through to the dining room along with the kitchen & entrance hallway. The extended dining room enjoys views over the rear garden & has a further feature brick built open fire place. To the kitchen is an array of fitted units with integrated fridge/freezer. There are granite work surfaces with an inbuilt drainer beside the sink & a gas Rangemaster which incorporates an electric oven. There is a wine cooler & courtesy rear door to the back garden. The central heating & hot water boiler is housed t the understair cupboard in the hallway. To the 1st floor are 3 bedrooms, 2 double & a single. All 3 bedrooms are well presented with bedrooms 1 & 3 having fitted window blinds/shutters & bedroom 2 with fitted wardrobes. The family bathroom is fitted with a lovely 4 piece suite in white which incorporates a new shower cubicle fitted approx November 2022. Fronting the property is a driveway providing off road parking for at least 2 vehicles & the drive continues at the side of the property to the rear garage. This is a brick built detached garage with power & light points together with a side courtesy door leading onto the rear garden. The well maintained rear garden enjoys a patio area next to the French style doors from the dining room & with steps up to a mature lawned garden area. There is a further covered patio area to the rear of the garage with overhead pagoda with grapevine. All in all a fantastic family home which will suit the growing family or perhaps the couple looking to downsize. Early viewing highly recommended.

- A very well presented 3 bedroom semi detached family home
- Opposite open spaces of Herringthorpe Playing fields
- Fitted window blinds/shutters to some rooms
- Separate dining room with french style doors to rear garden
- Lovely kitchen with Rangemaster cooker & integrated appliances.
- Beautiful modern family bathroom inc. separate shower cubicle
- Rear enclosed lawned garden with patio & grapevine
- Spacious driveway & single garage
- Fantastic home for the young couple or growing family alike.
- Freehold. Council Tax band C

