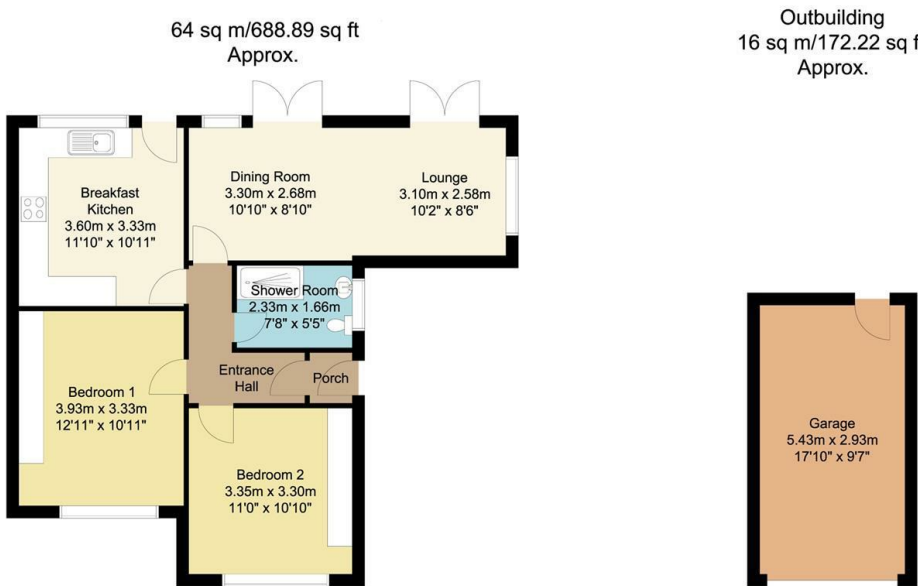
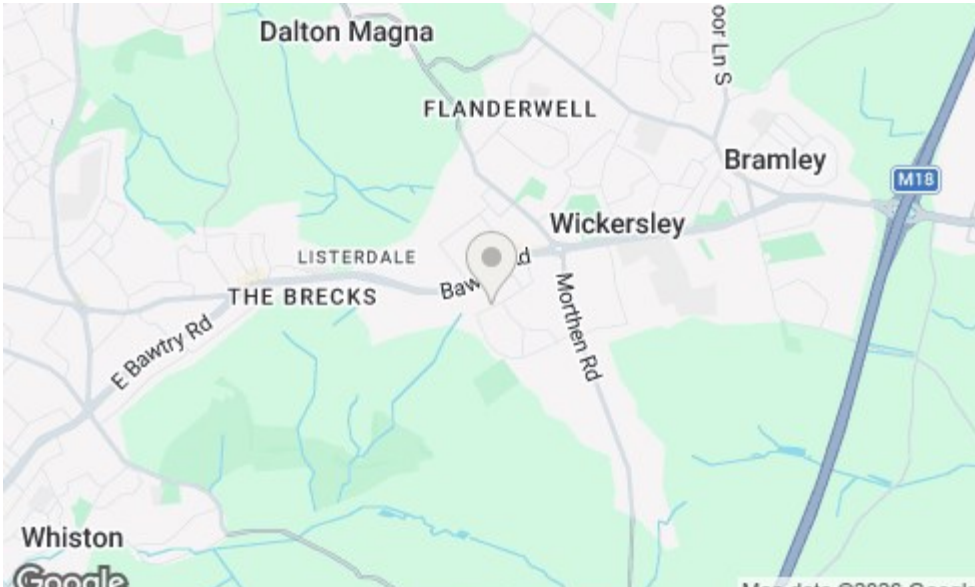




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2026



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

38, St. Albans Way, Rotherham, S66 1AD

Offers In The Region Of £270,000

38 St. Albans Way, Wickersley,
Rotherham, S66 1AD

Description
Situated in one of Wickersley's most sought-after locations, this charming two-bedroom semi-detached bungalow offers beautifully presented, move-in-ready accommodation. Just a short stroll from the vibrant Tanyard, the property perfectly blends modern living with everyday convenience.

Upon entering, you are welcomed by a central hallway providing access to all rooms. The spacious lounge/dining area is bright and versatile, featuring two sets of doors that flood the space with natural light while creating a seamless connection to the garden, ideal for both relaxing and entertaining.

The contemporary kitchen is stylish and functional, fitted with sleek light grey units complemented by oak worktops. With ample space for appliances, it serves as a practical and inviting space for cooking and dining.

The property offers two well-proportioned bedrooms, both benefiting from fitted wardrobes and excellent storage. A modern shower room completes the interior, finished to a high standard with a clean and elegant design.

To the front, the property enjoys a well-maintained lawn with mature shrubbery, creating an attractive kerb appeal. A block paved driveway provides ample off-road parking and leads to a detached garage.

To the rear, you will find a fully enclosed garden, mainly laid to lawn, perfect for relaxing or entertaining. A small block paved patio area offers a lovely seating space, complemented by a useful garden shed.

Ideally positioned within walking distance of Wickersley's popular Tanyard, residents can enjoy a wide selection of shops, cafés, bars, and restaurants. The property is also well served by excellent transport links, with regular bus routes providing easy access to Rotherham town centre, Sheffield, and surrounding areas.

This is a fantastic opportunity to acquire a beautifully maintained home in a prime location, early viewing is highly recommended.

- Two-bedroom semi-detached bungalow
- Highly desirable Wickersley location
- Spacious lounge/dining room with dual access doors
- Modern fitted kitchen with oak worktops
- Two bedrooms with fitted wardrobes
- Contemporary shower room
- Driveway and detached garage
- Enclosed rear garden with patio and shed
- Freehold / Council Tax Band C
- Early viewing is highly recommended

