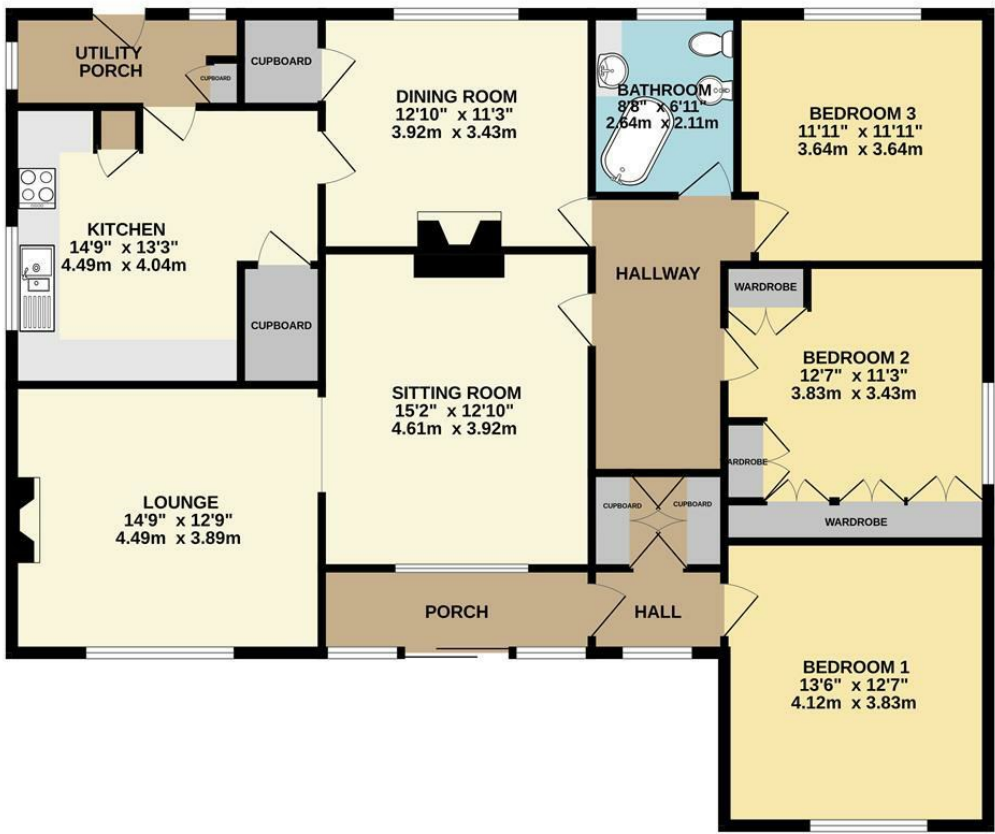
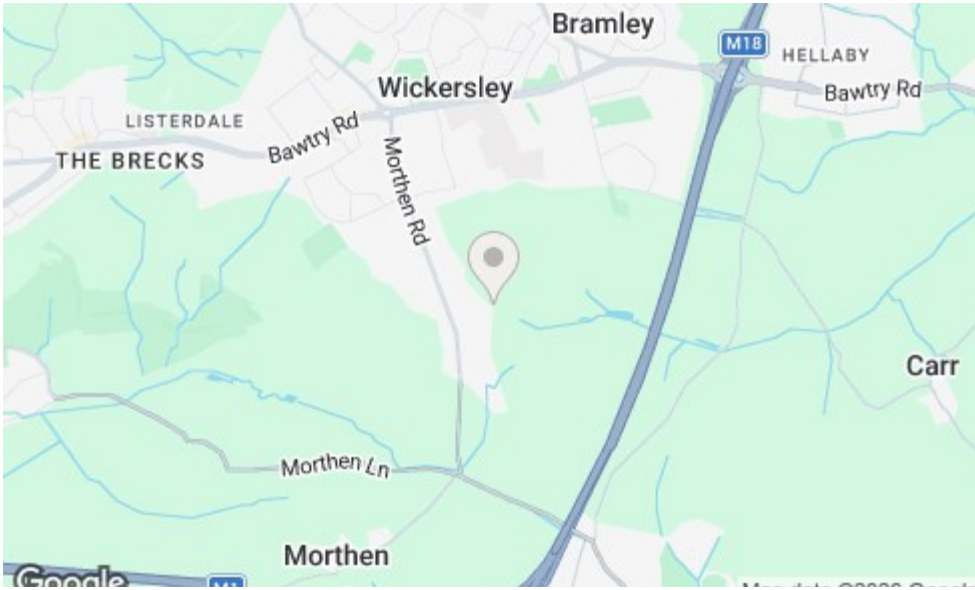


GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq. ft. (139.4 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52023



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ESTD 1840



**EADON
LOCKWOOD
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ESTD 1840

Woodside Bungalow, Second Lane,
Rotherham, S66 1EE

Offers In The Region Of £900,000

Woodside Bungalow Second Lane,
Wickersley, Rotherham, S66 1EE

Description
ELR are absolutely delighted to be able to offer to the open market this 3 bedroom detached bungalow which is set within grounds approaching 3.5 acres, and also offers a 2 storey outbuilding which had planning permission passed in 2017 to convert into a 2 bed, 2 storey dwelling (RB2017/0848).
The bungalow which has been in the same family for almost 50 years, is positioned towards the end of Second Lane, which narrows to a hedged lined single track with Winthrop Gardens at the end of the lane. An absolutely gorgeous setting with a long driveway fronting the bungalow. There are large lawned gardens to both the front & rear of the bungalow with a side mini orchard & Wickersley Woods backing onto the rear garden.
Within are 3 double bedrooms and a house bathroom fitted with a white 4 piece suite. Enjoying 3 reception rooms comprising of a rear facing dining room, a front facing living room with feature open fireplace and the sitting room. There are patio doors leading from the sitting room to the front porch/sun lounge area & a further door from here back into the entrance hallway.
The kitchen is fitted with a comprehensive range of white fronted units and houses the electric double oven. A stable style door leads from the kitchen to the rear utility room & further door giving access to the rear garden areas. As you would expect from such a property, there is an absolute abundance of parking space. There are various outbuildings & one in particular to note is the brick built, 2 storey outbuilding which is currently the garage/workshop. In 2017 planning permission was granted conditionally to convert into a 2 bedroom, one bathroom property with ground floor lounge & kitchen diner.
Woodside bungalow is situated approximately one mile from the abundance of shops, bars, restaurants & amenities in the heart of Wickersley. The highly rated Wickersley Sports College (Comprehensive) is also within a mile & for the commuter there are excellent motorway links with the M18 accessed at Hellaby (approx 2.5 miles away).

- A 3 bedroom detached bungalow set within grounds approaching 3.5 acres
- 2 storey outbuilding with planning to convert in 2017
- Superb location accessed via narrow country lane
- 3 reception rooms & a good size fitted kitchen.
- Tremendous gardens with Wickersley woods to the rear
- Utility room
- Gas central heating & double glazed
- Absolute tremendous potential inside & out.
- Viewing recommended
- Freehold. Council Tax Band F

