

Basement  
11 sq m/118.40 sq ft  
Approx.

Ground Floor  
37 sq m/398.26 sq ft  
Approx.

First Floor  
32 sq m/344.44 sq ft  
Approx.



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 @2025



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



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30, Quarry Field Lane, Rotherham, S66 1EJ

Guide Price £190,000



30 Quarry Field Lane, Wickersley,  
Rotherham, S66 1EJ

Guide Price £190,000 - £200,000

ELR are delighted to present this exceptional two-bedroom, extended mid-terraced cottage, ideally located in one of Wickersley's most sought-after areas. Beautifully refurbished and stone-built, this charming home enjoys a prime position just a short stroll from highly regarded schools, vibrant cafés, restaurants and everyday amenities, while also offering excellent commuter links.

Immaculately decorated throughout, the property provides spacious, well-planned living accommodation. An entrance porch welcomes you into a warm and inviting lounge, featuring an attractive electric fireplace as a focal point, along with access to the cellar—ideal for additional storage. The lounge flows seamlessly into a generous dining room, where the staircase rises to the first floor, creating a versatile space perfect for both entertaining and everyday living.

To the rear, the modern dining kitchen is fitted with stylish white units, offering ample storage and worktop space. French doors open directly onto the rear garden, flooding the room with natural light and creating a wonderful connection between indoor and outdoor living.

The first floor hosts two well-proportioned and tastefully presented bedrooms, together with a spacious family bathroom, fitted with both a bath and a separate shower cubicle for added comfort and convenience.

Externally, the enclosed rear garden features a slightly raised decking area ideal for outdoor seating, along with a small lawn—perfect for relaxing or entertaining during the warmer months.

Ideally situated within easy walking distance of Wickersley Tanyard's shops, bars and amenities, the property also benefits from excellent access to the M18 and M1 motorway network, making it an excellent choice for commuters.

This outstanding cottage effortlessly combines character, space and modern finishes in a prime Wickersley location. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

- EXTENDED TWO BEDROOM MID-TERRACE
- STONE BUILT COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- PRIME WICKERSLEY LOCATION
- CLOSE TO LOCAL AMENITIES
- FREEHOLD / TAX BAND B
- EARLY VIEWING IS HIGHLY RECOMMENDED

