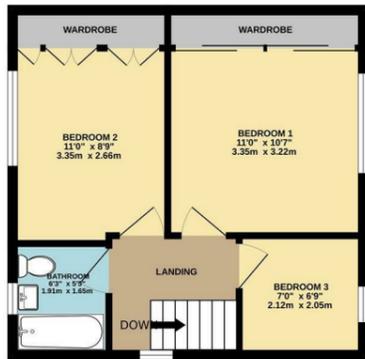


GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.  
While 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 operation or efficiency can be given.  
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52, Larch Avenue, Rotherham, S66 2PQ

Guide Price £200,000

52 Larch Avenue, Wickersley,  
Rotherham, S66 2PQ

**Description**  
Guide Price £200,000 to £210,000 Nestled in the highly sought-after area of Wickersley, this beautifully presented three-bedroom semi-detached home on Larch Avenue is perfect for growing families or those seeking a stylish and well-proportioned property in a prime location. Spanning approximately 777 square feet, the home is designed to offer both comfort and practicality. A standout feature is the full-width dining kitchen, which provides an impressive space for family meals, entertaining guests, and day-to-day living. With ample worktop and storage space, this well-equipped kitchen is the heart of the home. Additionally, a further inviting reception room ensure there is plenty of space to relax, unwind, or entertain.

The property is tastefully decorated throughout, creating a warm and welcoming atmosphere the moment you step inside. At the front, off-road parking adds convenience, an invaluable feature in this popular neighbourhood.

One of the key highlights of this home is the private garden, offering a tranquil outdoor retreat that is perfect for enjoying all year round. A covered seating area provides the ideal spot for alfresco dining, morning coffee, or simply unwinding, whatever the weather. The garden is a wonderful extension of the living space, ideal for families, gardening enthusiasts, or those who love entertaining outdoors.

Adding even more functionality to the property is the versatile garden room, a fantastic bonus space that can be adapted to suit your lifestyle. Whether you need a home office, playroom, gym, creative studio, or an additional lounging area, this flexible space offers endless possibilities.

With its charming character, modern presentation, and excellent location, this home truly has so much to offer. Additionally, there is potential for extension (subject to planning permission), allowing you to further enhance the space to meet your future needs.

A viewing is highly recommended to fully appreciate the space, style, and versatility of this wonderful home. Don't miss the opportunity to make it yours!

- Spacious three-bedroom semi-detached home in a sought-after Wickersley location
- Full-width dining kitchen – a perfect hub for family life and entertaining
- Private garden with a covered seating area for year-round enjoyment
- Versatile garden room, ideal for a home office, playroom, or extra living space
- Off-road parking for convenience in a popular residential area
- Potential to extend (subject to planning permission) to further enhance the home

