



23, Worry Goose Lane, Rotherham, S60 4AB

# 23, Worry Goose Lane

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## Description

An extended 1930's semi detached property offering over 850 square feet of accommodation across two floors. The property stands well back from this pretty, tree lined road, in the very desirable village of Whiston, on a generous, south westerly facing plot that includes plenty of off road parking at the front and side and a sunny and private garden to the rear. The finish throughout is excellent with attractive décor, a wood burning stove in the lounge, fitted wardrobes in the two double bedrooms and a recently upgraded bathroom on the first floor. Having been extended to the rear there is also a genuine feeling of space on the ground floor which now includes a much larger than average dining room that could be knocked through to the kitchen to make an open plan dining kitchen if required (subject to regs). This is the perfect property for first time families to enjoy, close to the highly regarded school, scenic countryside walks and the excellent local amenities while also offering scope for further development if the necessary consents were acquired.

- Three bedrooms including two good doubles with fitted wardrobes.
- Lounge with bay window and a feature, wood burning stove that helps to create a cosy feel in the colder months of the year.
- Large dining room, perfect for entertaining or combining with the extended kitchen (subject to regs).
- Extended kitchen having access to and overlooking the garden.
- Luxurious bathroom with elegant tiling framing the modern suite.
- Off road parking for several cars.
- Private south westerly facing rear garden with two storage sheds to complement the loft space.
- Freehold.
- Council Tax Band C.
- Gas central heating and UPVC double glazing combine to provide an EPC rating of C70.

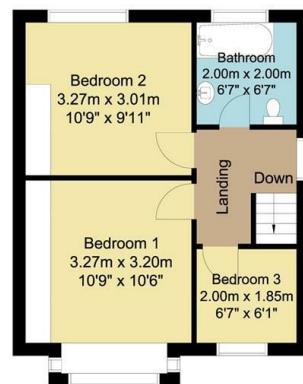




Ground Floor  
44 sq m/473.61 sq ft  
Approx.



First Floor  
35 sq m/376.73 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 quoted on this plan.  
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