

Freehold

Asking Price: £225,000

Green Lane, Wickersley, Rotherham,
South Yorkshire, S66



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TOP NOTCH LOCATION! HUGE SCOPE TO REMODEL, THREE BEDROOMS, FABULOUS REAR WOODLAND GARDEN, AMPLE OFF ROAD PARKING, NO ONWARD CHAIN!

Occupying a cul de sac position within this highly regarded location a three bedroom semi detached home which stands within lovely gardens and offers huge potential to remodel. Occupied from new in 1962 the house is in need of considerable attention to the interior which will add significant value in this fabulous location. Including gas central heating and double glazing, beautiful woodland aspect at the rear and long drive to the front. Entrance hall, lounge, dining room, kitchen and rear porch to the ground floor with three first floor bedrooms, bathroom and separate wc. Easy access to the centre of the village and its considerable amenities and with well regarded junior and senior schools nearby. The M18 and M1 are both within short drive. Endless possibilities and an absolute must view! No onward chain.

Entrance Hall With double glazed front door, stairs rising to the first floor and understairs store cupboard housing the gas boiler.

Lounge 4.50 x 3.69. With large front window providing views and feature tiled fireplace with open flame gas fire.

Dining Room 3.23 x 2.49. With door access to the rear porch.

Rear Entrance Porch 2.43 x 1.83. With double glazed rear entrance door.

Kitchen 2.60 x 2.48. (Measurements excluding bay and lobby area)

With a range of dated units, stainless steel sink, plumbing for washer, rear square bay window, tiled walls and double glazed rear access door.

First Floor Landing With side window, loft access and cylinder cupboard.

Bedroom One 3.79 x 3.69. With front window.

Bedroom Two 3.24 x 3.23. (Measurements excluding door recess) With rear window.

Bedroom Three 2.48 x 2.15. With front window.

Bathroom 1.79 x 1.49. With wash basin, bath, rear window and wall tiling (NO WC)

Separate WC 1.49 x 0.80. With wc, rear window and tiled walls.

Garage A single precast concrete garage in some disrepair.

Outside To the rear of the house are enclosed lawned gardens which are of good extent, enjoy real privacy and have lovely woodland aspect. To the front are lawned gardens with adjacent long drive providing ample off road parking.

NOTE ON REAR GARDEN The rear boundary extends to what is visible and is screened by mature trees which have been allowed to encroach into the garden. An opening will be created so the actual rear boundary is visible for viewers.



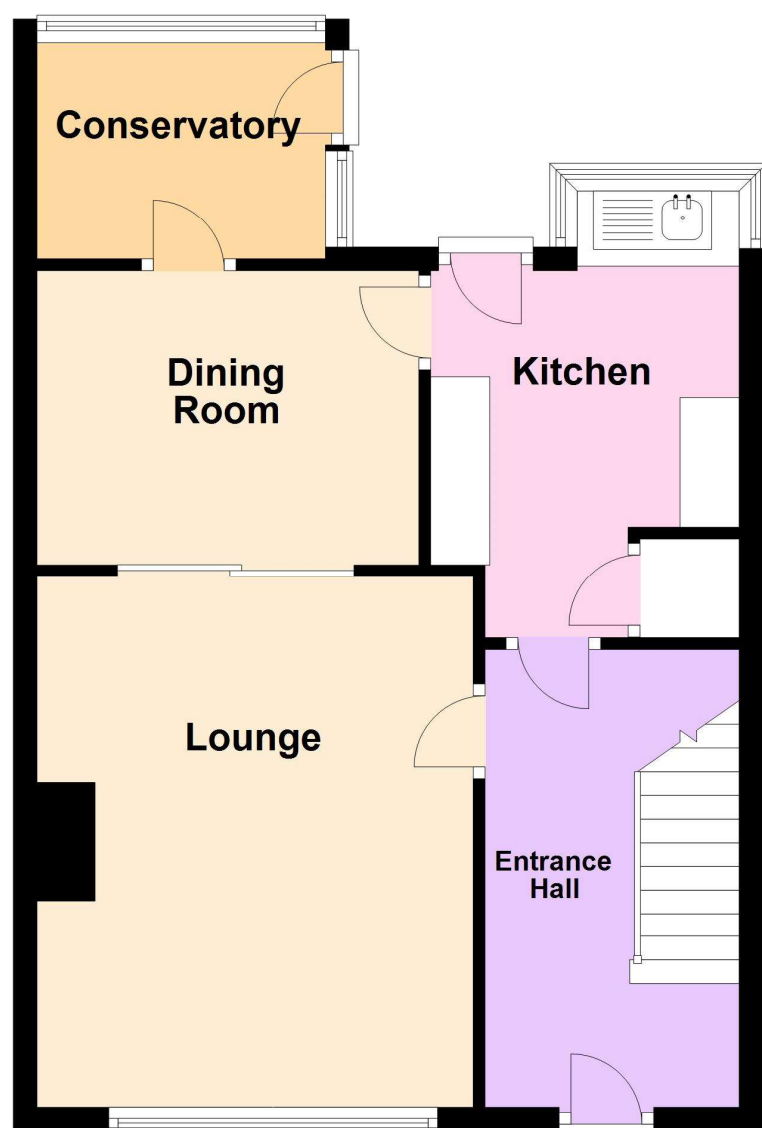
- Fabulous location adjoining woodland
- Total refurbishment opportunity
- Highly sought after cul de sac position
- Large rear garden
- No onward chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

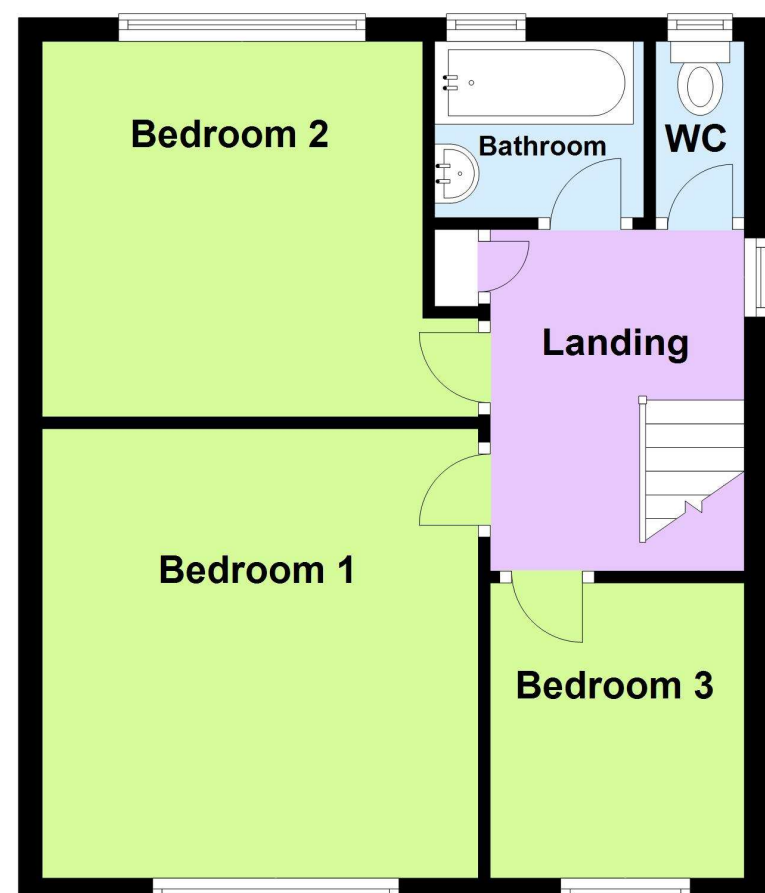
Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.