

Freehold

Offers in the region of: £250,000

Rotherham, South Yorkshire, S66

Freeman Road, Wickersley,



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# Freeman Road, Wickersley, Rotherham, South Yorkshire, S66

## QUALITY CUL DE SAC LOCATION, BEAUTIFUL REAR GARDEN, THREE BEDROOMS, PLENTY OF POTENTIAL, LONG DRIVE AND GARAGE, CLOSE TO AMENITIES, SCHOOLS AND MOTORWAY, NO ONWARD CHAIN.

Within this highly regarded cul de sac location a three bedroom semi detached home offering accommodation well suited to both first time buyers and families. With ample scope to remodel this conveniently placed home has beautiful rear gardens, gas central heating, double glazing to windows and long drive providing off road parking and garage. Entrance hall, lounge, dining room and kitchen to the ground floor with three first floor bedrooms and bathroom. Close to comprehensive amenities within the village centre, local well regarded junior and senior schools and the M18/M1 making this an ideally placed home within such a popular location. An absolute must view!

**Entrance Hall** With double glazed front door and stairs rising to the first floor.

**Lounge** 3.95 x 3.85. (Measurements taken to bay and chimney breast)  
With front bay window, and log effect living flame gas fire set to a marble hearth.

**Dining Room** 3.65 x 2.82. (Maximum measurements to bay)  
With rear bay window and archway to lounge.

**Kitchen** 3.48 x 2.82. (Maximum measurements to bay)  
With a range of fitted units with roll edge worktops and one and a half bowl sink with mixer tap. Rear square bay window, double glazed side entrance door, plumbing for washer and understairs pantry with side window. There is a fitted cooker hood and electric cooker point.

**First Floor Landing** With side window, loft access and cupboard housing the gas boiler.

**Bedroom One** 4.01 x 3.17. (Measure including bay but excluding door recess)  
With front bay window, built in wardrobes to one wall and a further range of fitted wardrobes to the opposite wall incorporating dressing area with drawers beneath.

**Bedroom Three** 2.54 x 2.43. With front window and overstairs storage.

**Bedroom Two** 3.84 x 3.56. (Measurements including bay)  
With rear bay window and fitted wardrobes.

**Bathroom** 2.28 x 1.66. With coloured suite comprising wc, wash basin and bath with shower. Side and rear windows and fully tiled floor and walls.

**Outside** To the rear of the house are extensive lawned gardens with trees, shrubs rockery beds, screening conifers and attractive borders to the lawn. To the front are lawned gardens with shrub/flower borders and adjacent long drive providing ample off road parking and access to the rear detached garage.

**Garage** A detached sectional garage with up and over entry door, light, power and access door to the rear.



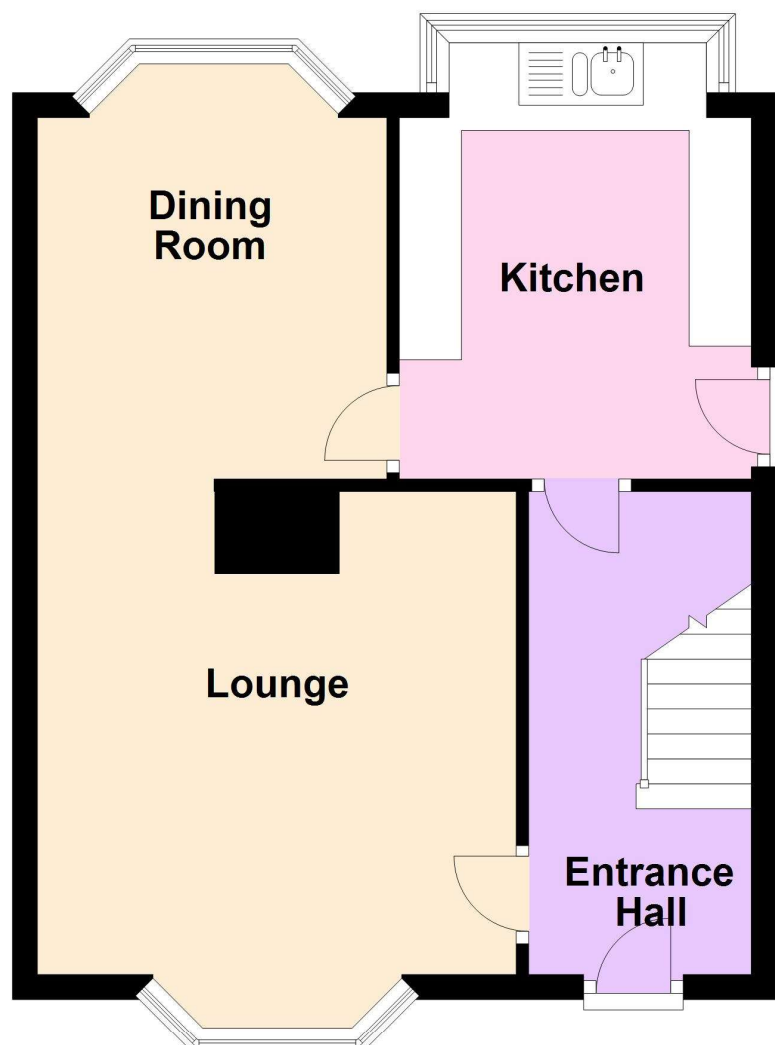
- Cul de sac location
- Scope to remodel
- Beautiful rear garden
- Three bedrooms
- Two reception rooms
- Close to amenities and M18/M1
- No onward chain

### 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.

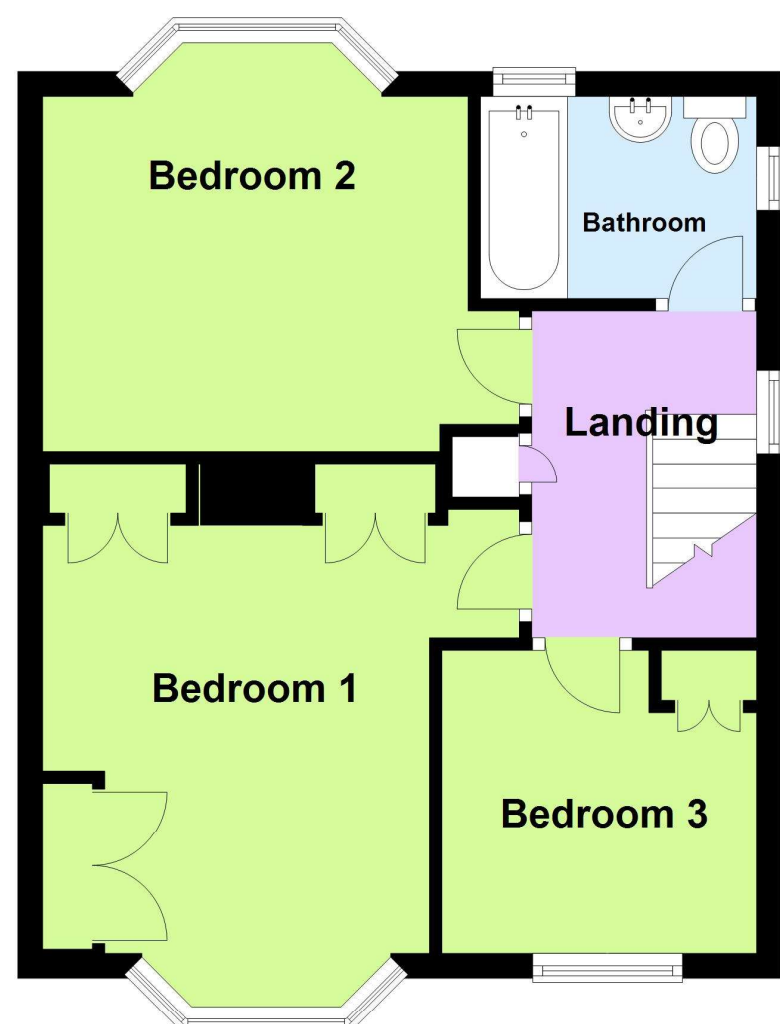
## Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 81.5 sq. metres (877.1 sq. feet)

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