

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



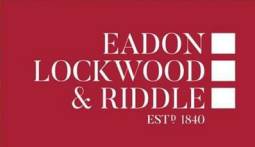
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17, Freeman Road, Rotherham, S66 2HH

Guide Price £220,000

# 17 Freeman Road, Wickersley, Rotherham, S66 2HH

## Description

Guide Price £220,000 - £230,000

This 3-bedroom semi-detached house, situated on a no-through road and offered with no upward chain, presents a wonderful opportunity for a new family to create lasting memories. The property, occupied by the same family since 1971, is now available for someone to infuse their own touch.

While the house may require some modernization, it boasts great potential within. The layout includes a separate living room and dining room, along with a rear-facing bay windowed kitchen featuring fitted wall, base, and drawer units, as well as a double electric oven. The kitchen also includes an under stair pantry and a side courtesy door providing access to the rear garden.

The front living room, with a bay window, houses a fitted gas fire with a back boiler. The first floor accommodates three bedrooms, two of which are double-sized, with the principal bedroom featuring freestanding wardrobes. Bedroom two, with a bay window overlooking the rear garden, benefits from a built-in storage cupboard, while the third single bedroom has a built-in storage cupboard above the stair bulkhead. The wet room is equipped with a wall mounted electric shower, wash hand basin and fully tiled walls. There is also a separate WC.

The property comes with a lawned front garden and a side driveway offering off-road parking, leading to the rear single detached garage. The garage, a concrete sectional structure, features an electric remote-controlled door and has light and power points. The rear of the property includes a further lawned garden with a patio.

The house enjoys a fantastic location, backing onto the esteemed Northfield Lane J&I School. Additionally, the amenities, shops, and bars in Wickersley are conveniently less than half a mile away. For commuters, the M18 motorway is just over a mile away, and there's a Morrisons supermarket in the vicinity. This property provides an excellent blend of potential, convenience, and a charming setting.

In summary, this property provides a wonderful opportunity for a new family to update and customise their home in a peaceful location, with the added benefit of being close to schools, amenities, and convenient transport links. This property presents a unique opportunity to create a new chapter in a well-loved family home.

- A 3 bedroom semi detached house
- No upward chain & positioned with a no through road
- Overlooking Northfield Lane School playing field
- Rear single detached garage & Security alarm system
- 2 seperate reception rooms
- Newly fitted windows approx. July 2023
- New Roof fitted 2017
- Slight modernisation required but tremendous potential within
- Great opportunity for the growing family
- Freehold. Council tax band C



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LOCKWOOD  
& RIDDLE  
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