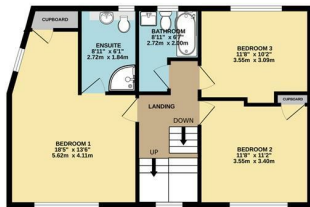


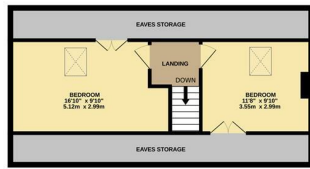
GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.

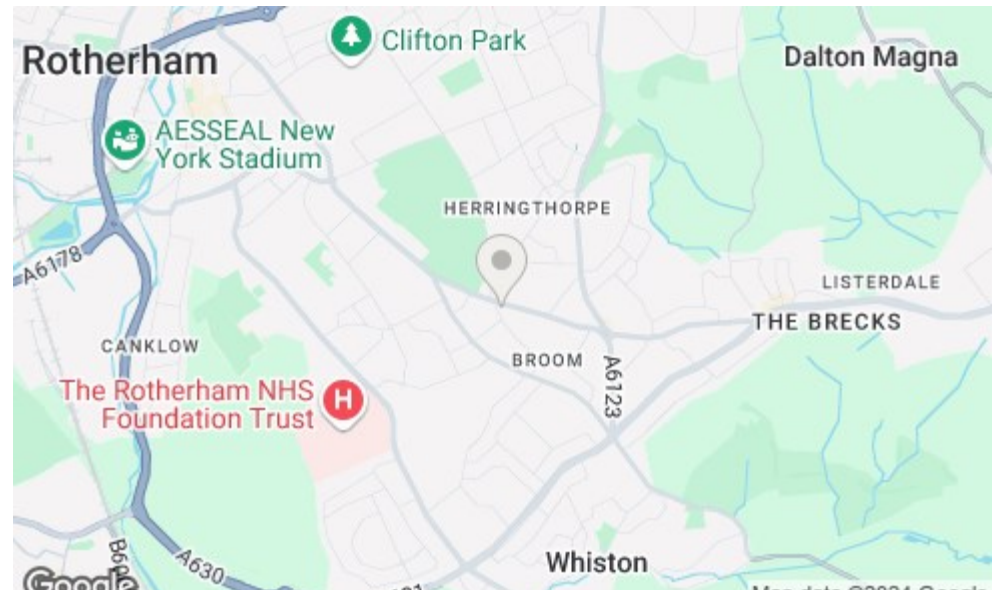


2ND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1927 sq.ft. (179.0 sq.m.) approx.

Whilst 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 operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



52, Wickersley Road, Rotherham, S60 3PP

Guide Price £330,000

52 Wickersley Road, Rotherham, S60
3PP

Description
GUIDE PRICE £330,000 - £350,000
This stunning property, cherished as a family home for many years, is ideal for those seeking a spacious residence or accommodating dependents. It proudly features five true double bedrooms, thoughtfully designed for comfort and tailored for a large family, offering ample living space and privacy for all members.

As you approach the property, the welcoming facade sets a warm and inviting tone. The exterior exudes charm with its well-maintained appearance, hinting at the care and love invested in this home. Stepping inside, you are greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The expansive, full-depth living room is a standout feature, perfect for hosting guests, family movie nights, or unwinding after a long day. Large windows allow natural light to flood the space, creating a bright and airy atmosphere that enhances the sense of comfort and openness.

The spacious kitchen and dining area form the heart of the home, designed to facilitate family meals and gatherings. The kitchen is equipped with modern appliances and generous counter space, making meal preparation a joy. The adjacent dining area offers plenty of room for everyone to come together, fostering a sense of unity and togetherness. Additionally, the utility area, conveniently located next to the kitchen, adds practicality to your daily routine, making chores easily manageable and keeping the main living areas clutter-free.

The master bedroom serves as a sanctuary, providing a private retreat for relaxation. It boasts an en-suite bathroom and a dressing area, offering a luxurious and tranquil space to unwind. With two bathrooms in total, the morning rush is a breeze for everyone, ensuring convenience and efficiency for a busy household.

Four additional double bedrooms, each similar in size, ensure ample space for all family members, eliminating any arguments over the largest room as they are set over the 1st and 2nd floors. These bedrooms are versatile and can be adapted to suit various needs, whether as guest rooms, home offices, or personal sanctuaries. The property's convenient location adds to its appeal, being close to parks, reputable schools, and transport links, making daily commutes and family outings hassle-free.

A standout feature of this property is the off-road parking at the rear, accessed via Broom Avenue. This area can accommodate multiple vehicles and is secured by an electric gate for added peace of mind. Alternatively, this space can be converted back to a lawn garden, providing a versatile outdoor area that can be customized to suit your lifestyle. Whether you prefer a secure parking area or a lush garden, this feature adds significant value and flexibility to the property.

Viewing this outstanding property is a must to fully appreciate all it has to offer. With its blend of spacious interiors, modern amenities, and thoughtful design, it promises to be a wonderful family home for years to come.

- A True Five Double Bedroom Family Home
- Full Depth Living Room and Spacious Dining Room
- Stunning Bespoke Kitchen and Utility Room
- Off Road Parking for Several Cars with Secure Electric Gates
- En-Suite Master Bedroom with Dressing Area
- Well Presented Throughout
- Popular Residential Area Close to Parks and Schools
- Viewing is Highly Recommended

