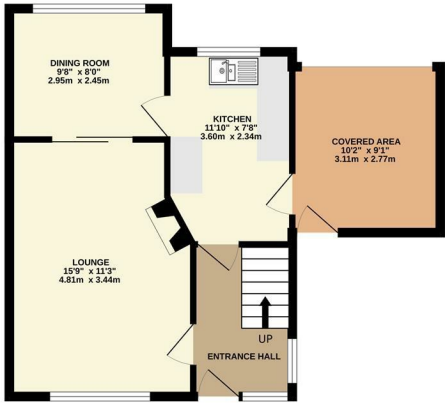
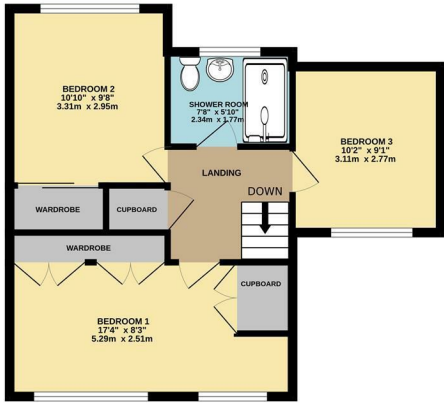


GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 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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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



6, Warde Aldam Crescent, Rotherham, S66
2HN

Guide Price £250,000

6 Warde Aldam Crescent, Wickersley,
Rotherham, S66 2HN

Description
Guide Price £250,000 to £270,000 Discover the perfect blend of space, potential, and location with this extended three-bedroom semi-detached home, ideally positioned on a generous corner plot in the heart of Wickersley. Whether you're looking to create your forever family home or searching for a property that offers scope for improvement and expansion, this charming residence provides a rare and exciting opportunity. Situated on a well-regarded residential crescent, the property benefits from a peaceful setting while remaining just a short walk from Wickersley's popular amenities and highly regarded schools. The ground floor offers spacious and versatile accommodation, ideal for family life. A welcoming entrance hall leads to a bright and airy reception room that creates a warm, inviting atmosphere. The kitchen and dining areas are well-proportioned and present the chance to reconfigure or modernise to suit your lifestyle, including the potential to create an open-plan living space.

On the first floor, there are three generously sized bedrooms, each offering plenty of natural light and flexibility for a variety of uses, such as children's rooms, guest accommodation, or a home office. The family bathroom, while currently in functional condition, is ready for an update and gives you the opportunity to install a modern suite tailored to your preferences. The home does require some cosmetic refurbishment, but it is full of character, providing an excellent canvas for buyers who want to put their own stamp on a property. One of its standout features is the substantial corner plot it occupies. The expansive wrap-around gardens offer an abundance of outdoor space, ideal for families with children, gardening enthusiasts, or anyone who enjoys relaxing and entertaining outside.

A detached garage adds further practicality, with potential for use as a workshop, studio, or additional storage. Moreover, the size and position of the plot open up real possibilities for future development, with scope to extend the property to the side or rear, subject to the necessary planning permissions. This allows the home to evolve with your needs over time and makes it an attractive proposition for long-term investment.

Wickersley is one of Rotherham's most sought-after areas, prized for its strong community atmosphere, excellent schools, and convenient access to transport links including the M1 and M18. The property is perfectly placed for easy access to a variety of shops, restaurants, and everyday services, making it ideal for both families and professionals..

Early viewing is highly recommended to fully appreciate everything this home has to offer.

- Extended three-bedroom semi-detached home offering spacious and versatile living
- Positioned on a generous corner plot with beautifully sized wrap-around gardens
- Bright and welcoming interiors, ready for modernisation and personal touches
- Detached garage providing excellent storage or conversion potential
- Superb opportunity to extend the property, subject to planning permission
- Located in central Wickersley, close to top-rated schools, shops, and transport links

