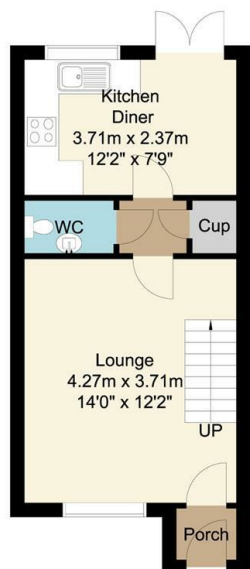
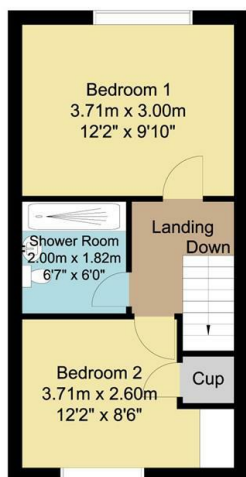


Ground Floor
30 sq m/322.91 sq ft
Approx.



First Floor
29 sq m/312.15 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/metreage if quoted on this plan. CP Property Services ©2025



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

43, Oak Tree Close, Rotherham, S66 2NY

Guide Price £180,000

43 Oak Tree Close, Wickersley,
Rotherham, S66 2NY

Description
Guide Price £180,000 to £185,000 - Situated in a sought-after residential location, this delightful two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Presented to the market with no onward chain, the home is ready for immediate occupation and provides a well-proportioned, modern living space.

The ground floor features a welcoming porch leading into a spacious lounge, neutrally decorated and filled with natural light from the front aspect window. Stairs rise from here to the first floor, while a door at the rear leads into the open-plan kitchen diner. The kitchen is fitted with a range of light wood-effect units, complementary worktops, and integrated oven with gas hob. There is ample space for a dining table beside the French doors, which open directly onto the rear garden, creating an ideal setting for entertaining. A handy ground floor WC and storage cupboard complete this level.

Upstairs, the property offers two well-sized bedrooms. The main bedroom overlooks the rear garden, while the second bedroom is positioned to the front, both decorated in neutral tones to suit a variety of tastes. The modern shower room is fitted with a large walk-in shower, contemporary tiling, and sleek white sanitaryware, providing a fresh and stylish space. A built-in cupboard on the landing offers additional storage.

Externally, the property boasts a neatly enclosed rear garden with a paved seating area, lawn, and established tree, offering a pleasant and private outdoor retreat. The front of the property is equally well-kept, with a pathway leading to the entrance door and a small lawn with mature shrubs. The property also benefits from a parking space.

Located in Wickersley, the home benefits from easy access to local amenities, reputable schools, and excellent transport links, including quick connections to the M18 and M1 motorways. The area is well served by shops, cafes, restaurants, and leisure facilities, making it a vibrant yet convenient place to live.

This property's combination of modern living, practical layout, desirable location, and parking space makes it an ideal purchase for a variety of buyers. Whether you are stepping onto the property ladder, adding to a rental portfolio, or seeking a manageable home in a popular area, this is a fantastic opportunity not to be missed.

- No onward chain – move straight in with a hassle-free purchase
- Perfect for first-time buyers, investors, or downsizers seeking a low-maintenance home
- Contemporary kitchen diner with integrated oven, gas hob, and French doors to garden
- Elegant, fully tiled shower room with modern walk-in enclosure and quality fittings
- Two generously sized bedrooms presented in neutral, ready-to-move-in décor
- Private enclosed rear garden with patio, lawn, and established planting, ideal for relaxing or entertaining
- Allocated Parking Space

