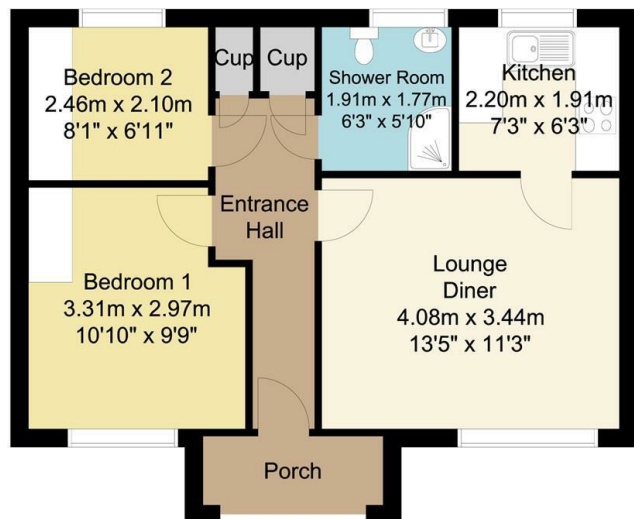


47 sq m/505.90 sq ft
Approx.



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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& RIDDLE**
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27, St. Albans Court, Rotherham, S66 1FG

Offers In The Region Of £175,000

27 St. Albans Court, Wickersley,
Rotherham, S66 1FG

Located within a highly sought-after over 55's development, this attractive two-bedroom semi-detached bungalow offers an ideal combination of comfort, convenience, and community. Perfectly suited for those looking to downsize or enjoy easy, single-level living, this charming home is set within beautifully maintained communal grounds, complete with ample parking areas for both residents and visitors.

Inside, the property features a welcoming entrance hallway leading into a deceptively spacious lounge, enhanced by a cosy freestanding fire that creates a warm and homely atmosphere. The stunning modern kitchen is a true highlight, boasting integrated appliances along with additional white goods included.

There are two generously sized bedrooms, each with fitted wardrobes, offering excellent storage. The principal bedroom is a comfortable double, while the second bedroom is also well proportioned, providing flexibility for guests, hobbies, or a home office. The property also includes a beautiful shower room.

This lovely home is surrounded by attractive communal gardens, the setting offers a peaceful and pleasant outlook, with the added convenience of external maintenance, window cleaning, gardening, and building insurance all covered within the ground rent.

Located just a short walk from the Tanyard and all that Wickersley has to offer, the property enjoys excellent public transport links, with regular bus services providing easy access to Rotherham town centre, Sheffield, and surrounding areas.

Residents also benefit from access to a welcoming communal area that includes a comfortable lounge as well as convenient washing and tumble-drying facilities, further enhancing the ease and sociability of life within this development.

This is a rare opportunity to secure a beautifully maintained and well-located bungalow within a friendly and well-established community. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

- TWO BEDROOM SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- STUNNING MODERN KITCHEN
- COMMUNAL LAWNED GARDEN
- HIGHLY SOUGHT-AFTER WICKERSLEY LOCATION
- OVER 55'S DEVELOPMENT WITH HOUSE MANAGER
- LEASEHOLD / TAX BAND B
- EARLY VIEWING IS HIGHLY RECOMMENDED

