

FOR SALE



Warren Road, Wickersley
Offers Over £230,000


MARTIN&CO



Warren Road, Wickersley

3 Bedrooms, 1 Bathroom

Offers Over £230,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- Popular location

Tucked away in one of Wickersley's most in-demand streets, this three-bedroom semi-detached home on Warren Road offers a well-balanced layout and a location that continues to attract buyers for good reason. Just a short walk away is the ever-popular Wickersley strip, where independent coffee shops, well-regarded restaurants and lively bars create a relaxed and well-served social scene. The area is also home to trusted everyday amenities, with a Co-op and Morrisons Local nearby. Families are particularly drawn to this part of Rotherham for its excellent schooling options.

The property itself has been maintained in a straightforward and practical way, ideal for anyone looking to move straight in and make updates gradually. Entering through the hall, the staircase rises to the first floor while a door leads into the front-facing lounge. This is a light-filled room thanks to the wide window, and it's finished with a central fireplace with a living flame gas fire, adding warmth and a traditional feature to the space. It's a simple, comfortable area that would suit most layouts. To the rear of the house is a separate dining room, with laminate flooring that runs through to the patio doors, giving direct access out to the garden. It's a convenient set-up for those who enjoy outdoor dining in the warmer months. The kitchen sits just off this



space and features Beech-effect wall and base units with open worktop space and room for all essential appliances. The layout allows for straightforward movement while cooking and has potential for reconfiguration if someone wanted a more open-plan arrangement in future.

Upstairs, all three bedrooms are well-sized. The main bedroom benefits from fitted wardrobes, which provide plenty of storage without encroaching on floor space. The bathroom is finished with a classic white three-piece suite including a panelled bath, pedestal sink and low-flush WC. It's clean and functional. Externally, the property sits back slightly from the road, with a lawned front garden and a driveway to the side that leads to a single garage. The rear garden offers a private outdoor area with a paved patio directly outside the dining room doors and a good-sized lawn with planted borders. It's a manageable plot with enough space for families and outdoor entertaining, without being high maintenance.

Wickersley is incredibly well-connected for commuters, with easy access to the M1 and M18 motorways.

Rotherham Central station is just over 10 minutes away by car, with direct links to Sheffield, Doncaster and Leeds, while Meadowhall Interchange offers further national connections. Local bus routes serve the area well, and nearby Bawtry Road provides plenty of retail, dining and service options.

This home will likely appeal to a broad range of buyers - from first-time movers looking for a strong location to families keen on local schooling and downsizers seeking a quieter residential street within walking distance of everyday needs. The structure and layout are practical and familiar, with room to adapt and modernise at the new owner's pace.

ENTRANCE HALL With coving to the ceiling and staircase rising to the first floor landing. With a front facing entrance door and matching side windows.

LOUNGE With coving to the ceiling and opening through to the dining room. The focal point of the room is the feature fire surround which houses the living



flame gas fire and front facing window.

DINING ROOM With coving to the ceiling, laminate flooring and rear facing patio doors opening onto the rear garden.

KITCHEN Having a range of fitted wall and base unit in beech effect, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, plumbing for washing machine, space for fridge, gas point and space for range style cooker, tiled splash backs, laminate flooring, side facing entrance door and rear facing window.

LANDING With coving to the ceiling, balustrade, loft access and side facing window.

BEDROOM ONE A double size room with coving to the ceiling. Fitted wardrobes to two walls with over bed storage, draw unit and front facing window.

BEDROOM TWO A double size room with coving to the ceiling and rear facing window.

BEDROOM THREE A single size room with front facing window.

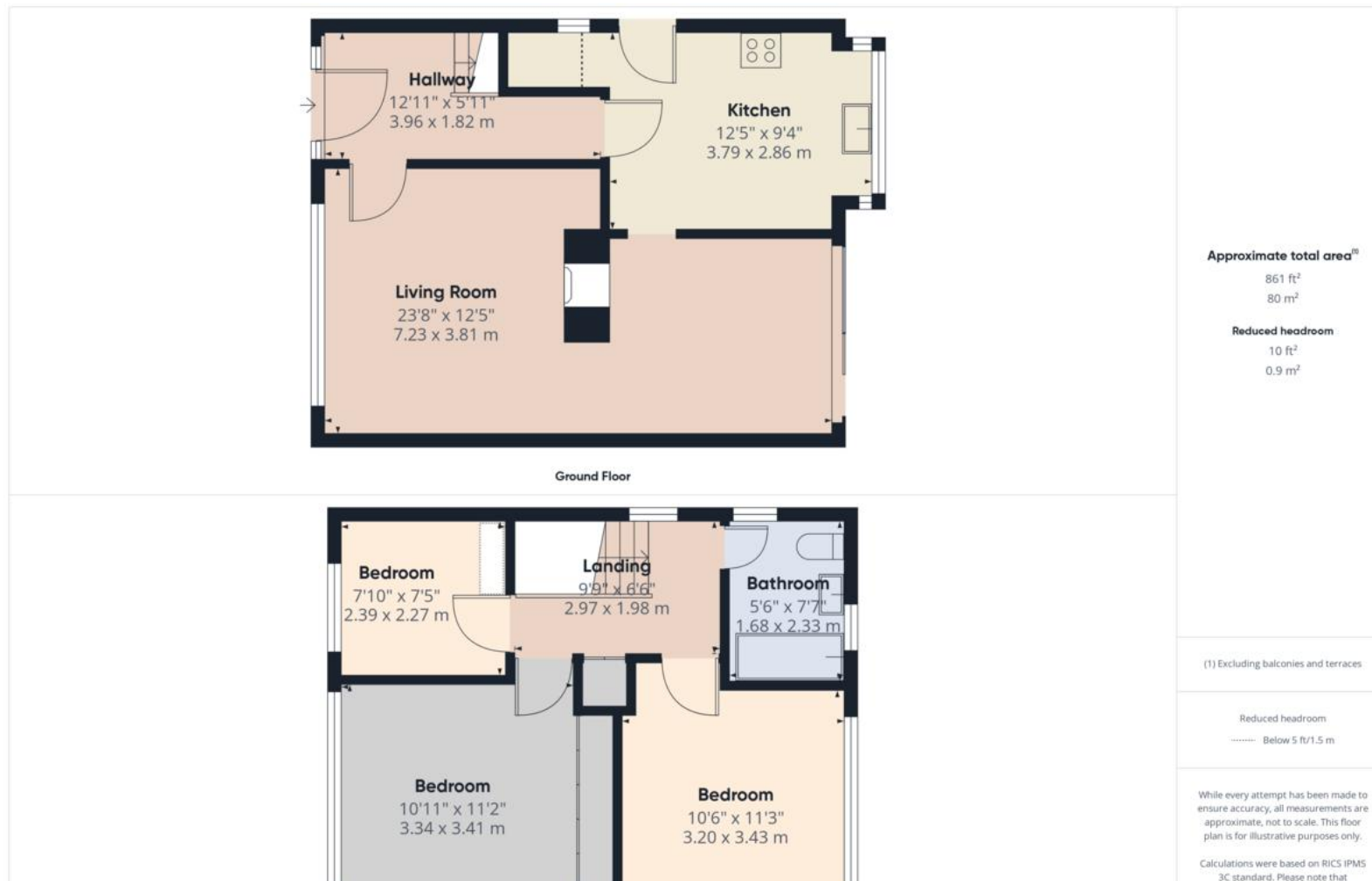
BATHROOM Having a white three piece suite which comprises of paneled bath with shower over, vanity wash hand basin, low flush w.c, tiled walls and rear facing window.

OUTSIDE To the front of the property is a lawn garden. Drive extends to the side of the property which leads to the single garage. To the rear of the property is a generous size garden with patio, lawn with borders, mature trees and shrubs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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