



Wickersley Road, Stag Rotherham S60 4JR

Guide Price £350,000 to £360,000



- **EXTENDED & Beautifully Presented Semi-Detached Home**
- **Five Bedrooms, Bathroom & Downstairs WC**
- **Walking Distance Between Amenities of Brecks & Stag**
- **Resin Driveway & Detached Garage**
- **Three Reception Rooms / Kitchen & Utility Room**
- **Entrance Porch & Hall with Original Stain Glass**
- **Well Maintained & Privately Enclosed Garden**
- **FREEHOLD / Council Tax Band C**

Guide Price: £350,000 to £360,000. This Beautifully Presented and Significantly EXTENDED Semi-Detached Home offers versatile living for a growing family. Being located walking distance between The Brecks and Stag, offering a choice of shops, restaurants and popular pubs, and within easy reach of schools.

In brief the property comprises; Entrance Porch and Hall * Lounge * Dining Room * Kitchen/Breakfast Room * Utility & WC * Sun Room - Upstairs - Five Bedrooms * Bathroom - Outside - Ample Off Road Parking * Detached Garage * Enclosed and Well Maintained South Facing Garden with Patio and Decking Area.

Entrance Porch & Hall

Entry through UPVC and frosted glass double doors into the porch, with original wood framed and stainless windows into the hall. Having laminate flooring, stairs rising to the first floor, a stain glass side facing feature window and oak doors to;

Dining Room 12' 10" x 12' 0" (3.91m x 3.65m)

Front facing bay window reception room, having carpet flooring and a feature fireplace.

Lounge 16' 0" x 12' 0" (4.87m x 3.65m)

Rear facing bay window reception room having a feature fireplace and carpet flooring.

Kitchen/Breakfast Room 15' 10" x 17' 8" (4.82m x 5.38m)

Appointed with a range of base, wall and drawer units - including breakfasting island, with complimentary work surfaces above which incorporates a double bowl sink and drainer. Space for freestanding appliances. There is a side facing double glazed UPVC door, laminate flooring and internal doors to;

Utility Room 5' 0" x 5' 3" (1.52m x 1.60m)

Appointed with base unit cupboard and a work surface above. Space and plumbing beneath for freestanding appliances. Door to;

WC

Appointed with a WC and hand wash basin, with laminate flooring.

Sun Room 15' 2" x 9' 10" (4.62m x 2.99m)

Accessed from the kitchen, having continued laminate flooring, velux windows and french doors out to the garden.

First Floor Landing

With carpet flooring and oak doors to;

Bedroom One 13' 10" x 12' 0" (4.21m x 3.65m) up to the wardrobes

Rear facing bay window bedroom with fitted wardrobes and carpet flooring.

Bedroom Two 12' 10" x 12' 0" (3.91m x 3.65m)

Front facing bay window bedroom with carpet flooring.



Bedroom Three 10' 4" x 9' 2" (3.15m x 2.79m)

Rear facing bedroom with carpet flooring.

Bedroom Four 10' 2" x 9' 2" (3.10m x 2.79m)

Front facing bedroom with carpet flooring.

Bedroom Five 8' 0" x 7' 0" (2.44m x 2.13m)

Front facing bedroom with carpet flooring.

Bathroom 8' 0" x 6' 7" (2.44m x 2.01m)

Appointed with a modern three piece suite comprising; WC, wash basin and bath with a shower above and glass screen. Part tiled and a towel radiator.

Exterior and Gardens

To the front of the property is a resin driveway which offers ample off road parking, with a brick built planted border. There is an electric car charging point and a path leads to the rear of the property with access to the garage.

At the rear of the property is a stone patio from the french doors of the sun room and with space for patio furniture. The south facing lawn garden is beautifully maintained with mature planted borders and at the rear is a wood decked patio with a pergola above, two raised vegetable planters and a shed.

Garage

Detached garage with a pitched roof, having a roller garage door for access. Having lighting and power points.



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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