



Plane Drive Wickersley Rotherham S66 2LG

Guide Price £200,000 to £205,000



- **Location, Location, Location - WICKERSLEY**
- **Conveniently Located to Reputable Schools and Amenities inc Popular Pubs and Restaurants at The Tanyard**
- **Attractive Open Plan Kitchen Diner, rear French doors open into Garden Patio Seating**
- **Rear Parking and Garage (leased for a small annual cost from RMBC)**
- **Superb Three Bedroom Semi-Detached - IDEAL FAMILY PURCHASE**
- **Spacious Lounge with Feature Lighting**
- **Generous Plot with Potential to Extend or Add Parking (subject to planning consents)**
- **Walking Distance to Top Schools, Doctors Surgery and Great Commuter Transport Links at the M1 and M18**

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This three-bedroom semi-detached home is situated within a desirable Wickersley location which is handy for shopping, is close to popular pubs and restaurants at the Tanyard, and is just a short walk of Wickersley School and Sports College making it a perfect family purchase.

It is well maintained and beautifully appointed throughout with open plan living spaces, and set upon a ample sized plot allowing the opportunity to extend or add in off-street parking to the front (subject to planning consents).

A welcoming Entrance Hall gives way to a spacious Lounge with feature inset ceiling lighting and bi-folding wooden doors which open up into a superb rear Kitchen Diner. The Dining area has rear French doors adding lots of natural light which open into the garden creating an IDEAL ENTERTAINING AREA. The Kitchen has been reconfigured creating additional storage units with attractive solid wood work tops with an inset Belfast style sink.

The first floor has the ample sized bedrooms and a stylish modern family Bathroom with an over bath shower and screen.

Externally it has generous gardens to the front and rear that are predominantly laid to lawn. A pathway at the front extends to a secure gate which opens into a well-kept privately enclosed rear garden. A fabulous wooden decked raised patio seating area to the house has the benefit of a lean-to roof creating shelter and an ideal place to enjoy outdoor cooking with friends and family.

To the bottom of the garden a further gate opens to allow access to a Detached Garage, leased for a small annual from RMBC, the side of which is the convenience of further additional parking.

If you are looking for a convenient location, with easy access to commuter transport links at the M18 and M1 motorway networks, and within walking distance of excellent local amenities, doctors, and top-rated schools look no further!







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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

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