



9 Wood Lane, Wickersley, Rotherham, S66 1JT

**Offers In The Region Of £475,000**

Located on one of Rotherham's most sought-after roads, close to the centre of Wickersley, is this spacious **THREE BEDROOM DETACHED DORMER BUNGALOW** occupying a good sized plot and offered for sale with **NO UPWARD CHAIN**.

The accommodation comprises: Reception Hall, Lounge, Dining Room, Kitchen, Conservatory, two ground floor Bedrooms and family Bathroom whilst to the first floor is a large Bedroom with En-Suite. Wood Lane is one of Rotherham's most desirable addresses and the Bungalow offers tremendous potential to create a truly unique family home.



## SIDE ENTRANCE HALL



With composite door and opaque glazed side panel, radiator, cloaks cupboard and walk-in under stairs cupboard

## LOUNGE 24'11" x 14'11" (7.61 x 4.56)



Having two deep picture windows overlooking the garden and additional front facing window. Two radiator and fireplace with open grate. Double doors open into the Conservatory

## CONSERVATORY 15'8" x 8'7" (4.8 x 2.64)



With double doors opening into the garden

## DINING ROOM 17'2" x 8'11" (5.25 x 2.73)



With electric fire, radiator and rear facing window.

Leading off is an inner Lobby with staircase rising to the first floor

## KITCHEN 13'7" x 7'0" (4.16 x 2.14)



With fitted base units and floor-to-ceiling storage cupboards. Inset stainless steel sink set beneath the rear facing window. Integrated gas hob with high level extractor and electric double oven to one side. Plumbing for washing machine.

## REAR ENTRANCE PORCH 7'0" x 6'1" (2.14 x 1.87)

## BEDROOM ONE 12'2" x 10'4" (3.72 x 3.17)



The larger measurement taken to the wardrobe fronts which run the length of one wall, radiator and front facing window

## BEDROOM TWO 8'10" x 10'4" (2.7 x 3.17)



With radiator and front facing window



## BATHROOM 10'6" x 10'3" (3.21 x 3.14)



Re-fitted with walk-in shower enclosure and 'Triton' electric shower, vanity wash basin and close coupled W.C.

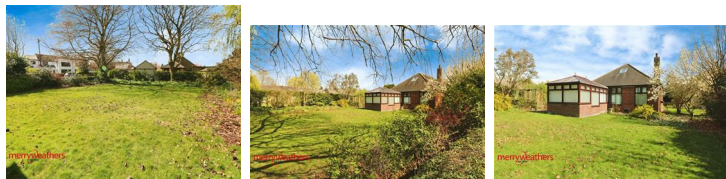
## ATTIC BEDROOM



## EN-SUITE W.C.



## OUTSIDE



## MATERIAL INFORMATION

Council Tax Band: E

Tenure : Freehold

Property Type Detached dormer bungalow

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

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Total floor area 161.2 sq.m. (1,735 sq.ft.) approx (Excluding Garage)



Floor plans are for identification purposes only. All measurements are approximate.

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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

