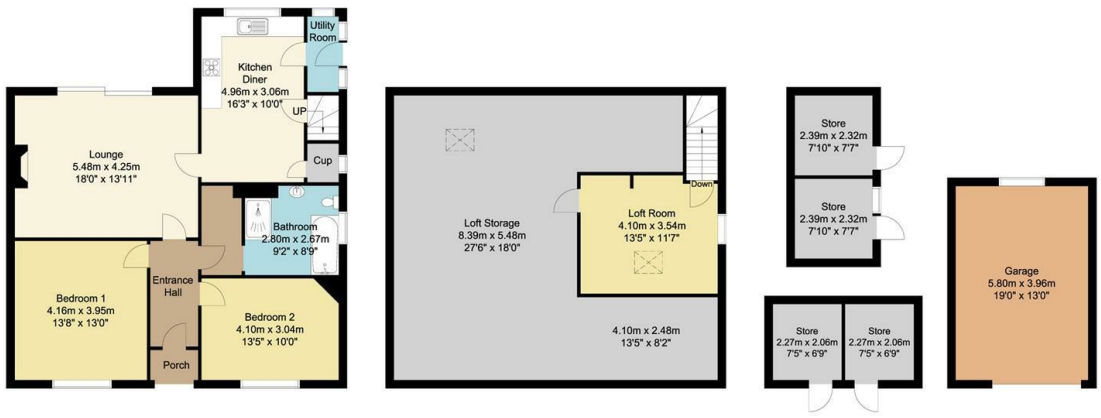
Ground Floor
92 sq m/990.27 sq ft
Approx.

First Floor
82 sq m/882.64 sq ft
Approx.

Outbuildings
44 sq m/473.61 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/ meterage if quoted on this plan..
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EADON LOCKWOOD & RIDDLE
ESTD 1840

64, Morthen Road, Rotherham, S66 1EG

Offers In The Region Of £375,000

64 Morthen Road, Rotherham, S66 1EG

Description
A charming two-bedroom semi-detached bungalow in the heart of highly sought-after Wickersley, offering an exciting opportunity to create your ideal forever home.

Situated in a fantastic location and set back from the main road, this lovely bungalow occupies a particularly appealing plot and offers excellent potential for those looking to modernise and put their own stamp on a home.

The property is approached via a brick-walled frontage with wrought iron gates, opening onto a long driveway providing ample off-road parking and leading to a detached garage positioned towards the rear.

Inside, the accommodation briefly comprises an entrance hall, a pleasant rear-facing lounge, kitchen/diner with adjoining utility room, two good-sized double bedrooms and a particularly spacious bathroom, fitted with both a bath and separate shower cubicle. A staircase leads to a useful loft space, which offers excellent additional storage and could provide a versatile area for a home office, hobby room or occasional workspace, subject to any necessary consents.

To the rear is a long, established garden offering plenty of space to enjoy the outdoors, together with a greenhouse and a useful range of outbuildings. There is excellent scope here for keen gardeners or simply for those looking to create a lovely private outdoor space.

The location is undoubtedly one of the property's biggest attractions. Situated in the heart of Wickersley, everything the village has to offer is right on hand, including an excellent selection of shops, cafés, restaurants and everyday amenities, together with highly regarded local schools. There are also excellent transport links providing easy access to Rotherham, Sheffield and the surrounding areas.

Offered for sale with vacant possession and no onward chain, this is a fantastic opportunity to acquire a well-positioned bungalow with plenty of potential, in one of Wickersley's most popular locations, and create a home that is truly your own.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Charming two bedroom semi-detached bungalow in a highly sought-after location
- Vacant possession and no onward chain
- Spacious rear-facing lounge
- Kitchen/diner with adjoining utility room
- Two double bedrooms and bathroom with bath and separate shower
- Loft space with stairs from the property
- Long rear garden with greenhouse and outbuildings
- Lovely plot with excellent potential
- Freehold / Council Tax Band C
- Excellent opportunity to create your dream forever home