



**Green Lane Wickersley** Rotherham S66 2DD

**Guide Price £280,000 to £290,000**



- Beautifully Appointed Three Bedroom Semi-Detached Home
- OPEN PLAN Lounge Dining Room with Rear French Doors
- Breakfast Bar Island Seating With Inset Belfast Style Sink and Contrasting Solid Wood Work Tops
- Stylish Contemporary Fully Wall and Tiled Family Bathroom
- Fabulous Location Convenient for Schools, Transport Links and Local Amenities at The Tanyard
- Dining Room also Open Plan with a Fabulous Breakfasting Kitchen with further French Doors and Velux Roof Window
- Separate Utility Room and Versatile Storage Room (both part of a former Garage conversion)
- Double Block Paved Driveway, Generous Enclosed Rear Garden with Extensive Raised Patio Entertaining Area

**Guide Price £280,000 to £290,000 -** This beautifully presented three bedroom semi-detached home is located on Green Lane, a prime address in Wickersley which is perfect for families, first time buyers, or anyone looking for a stylish and convenient place to live. Wickersley Tanyard is just a short walk away with its vibrant mix of shops, cafes, and restaurants, and the property is within the catchment for highly regarded primary and secondary schools, and offers excellent commuter transport links via the M18, M1 and A57 motorway networks.

Internally it is well maintained and tastefully appointed with quality fixtures and fitting including solid wood flooring and oak engineered internal doors with accommodation comprising of a pleasant Entrance Hall with a modern wooden spindled staircase. A door to the left leads into a handy storage room, part of a former Garage Conversion, a door to the right leading into a fabulous OPEN PLAN Lounge Diner, enjoying an abundance of light from a front window and rear French doors which look into the garden, and you can cosy up in front of a feature Newman cast iron wood burning stove.

The open plan design creates an ideal entertaining space, beyond the Dining Room is a stunning Breakfasting Kitchen with ample storage and a Centre Breakfast Bar Island with an inset Belfast style sink, and it comes with a Range style dual fuel cooker and overhead extractor fan. There are further rear aspect French doors to the garden and it enjoys light from feature inset ceiling lighting and a Velux roof window. The separate Utility Wash Room sits conveniently behind the Kitchen, and occupies the rear part of the Garage conversion.

The first floor has three ample bedrooms, the main having an extensive range of built-in wardrobes. The modern family bathroom is fully wall and tiled and appointed with a smart suite in white with a wall hung hand wash basin and curved bath with Shower attachments.

The front of the property benefits from a block paved double width driveway. The rear has a generous privately enclosed garden with a full width raised wooden decked patio seating area with centre steps lowering onto the lawn. It has a secondary seating area to the bottom which has a Wooden Summer House and Shed which are to be included within the sale.

A personal inspection is advised in order to fully appreciate the convenience, facilities, standard of fixtures, and the entertaining open plan aspect of this wonderful home.





Find an energy certificate (/)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

63, Green Lane Wickersley ROTHERHAM S66 2DD	Energy rating <b>C</b>	Valid until:	16 June 2026
		Certificate number:	0400-2843-7466-9396-2255

Property type Semi-detached house

Total floor area 87 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



**FREE Property Valuation & Appraisal** We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: [www.bartons-net.co.uk](http://www.bartons-net.co.uk)

**Energy Performance Certificate (EPC)** If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

### **Mortgage Services - Make it a great move with a GR8 Mortgage.**



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

### **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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

**\*\* CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website [www.bartons-net.co.uk/links](http://www.bartons-net.co.uk/links)**