



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 leasing 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.

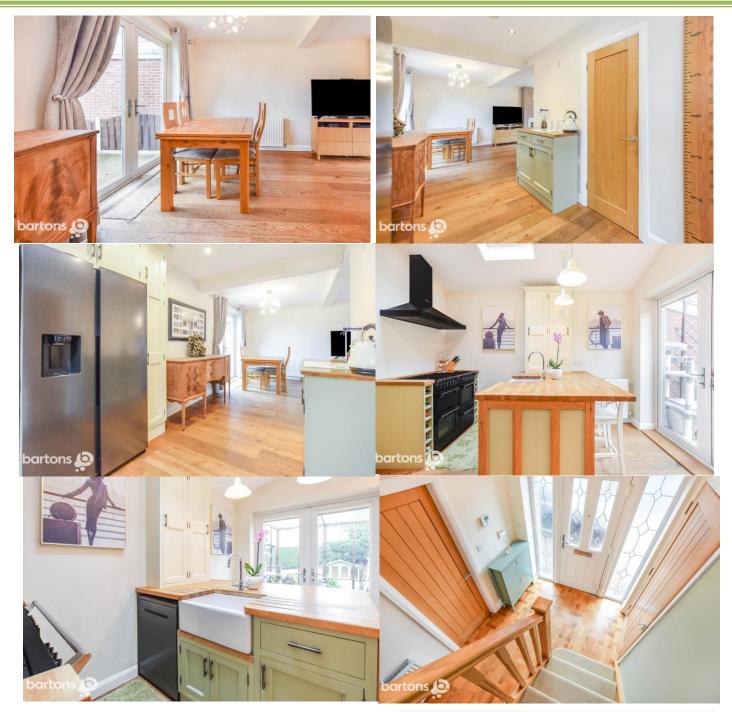
The open plan design creates an ideal entertaining space, beyond the Dining Room is a stunning Breakfasting Kitchen with ample storage and a Centre Breakfast Bar Island with an inset Belfast style sink, and it comes with a Range style dual fuel cooker and overhead extractor fan. There are further rear 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.





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Energy performance certificate (EPC)

63, Green Lane Wickersley ROTHERHAM S66 2DD	Energy rating	Valid until:	16 June 2026
		Certificate number:	0400-2843-7468-9396-2255
Property type	Semi-detached house		
	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-propert minimum-energy-efficiency-standard-landlord-auditance).

Energy rating and score

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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.

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