



Goose Lane, Wickersley, Rotherham, S66

QUALITY LOCATION, CHARACTER 1920'S HOUSE, SOUTH WESTERLY ASPECT AT REAR, GREAT POTENTIAL!

Within this much sought after location on the sunny side of Goose Lane a substantial extended semi detached home which offers considerable further potential. With gas central heating and double glazing, gardens of good extent to both front and rear along with wide drive providing ample off road parking and carport. Three bedrooms and two reception rooms enable accommodation of genuine family size with the great location allowing easy access to comprehensive village amenities, local junior and senior schools and the regional motorway network.

Entrance Hall With external door to the side.

Cloakroom/WC With wc, wash basin with vanity, shaver point and towel rail/radiator.

Dining Room 4.82 x 3.96. (Maximum measurements to bay)

With front aspect square bay window and fire surround in white with tiled inlay, hearth and open flame gas fire.

Lounge 4.24 x 4.01. With fire surround in white with tiled inlay, hearth and open flame gas fire.

French doors provide access to the sun room.

Sun Room 3.45 x 1.70. With tiled floor and single glazed doors to the rear.

Breakfast Kitchen 5.88 x 2.46. Incorporating a breakfast area to the rear and with a range of fitted wall, base and drawer units with work surfaces. One and a half bowl sink with mixer tap, tiling to the sink and work surface area and side and rear aspect windows. Plumbing for washer, external door to the side and appliances of gas hob with extractor and electric oven.

First Floor Landing With side aspect window and fixed stair/ladder to the loft room.

Bedroom One 3.95 x 3.90. With front aspect and fitted wardrobes.

Bedroom Two 3.95 x 3.19. With rear aspect.

Bedroom Three 4.85 x 2.23. With front aspect.

Bathroom 3.12 x 2.41. With white suite comprising wc, wash basin, bidet and bath in white. Shower enclosure with monsoon head, cupboard housing the gas boiler, shaver point, extractor fan and partial tiling.

Attic Room 3.67 x 3.91. (The latter measurement taken to the height of the window)

A useful room with Velux window and storage areas. The room is approached via a fixed stair/ladder from the landing.

Outside To the rear of the house are lawned gardens of good extent with sunny south westerly aspect, paved patio and large timber shed. To the side is a brick outbuilding with light and power (2.50 x 2.09). To the front is a boundary stone wall screening pebbled shrub gardens and adjacent wide drive leading to a double carport.



- Extended 1920's semi detached home
- Three bedrooms and two receptions
- Lovely front and rear gardens
- Driveway and double carport
- Central heating and double glazing
- Loft room
- Further potential to remodel

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

