

Freehold

Asking Price: £270,000

Green Lane, Wickersley, Rotherham,  
South Yorkshire, S66



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# Green Lane, Wickersley, Rotherham, South Yorkshire, S66

## CUL DE SAC POSITION! SOUGHT AFTER LOCATION! HUGE GARDEN AND A WEALTH OF POTENTIAL! VIEWING IS ESSENTIAL!

A three bedroom semi detached home located at the head of a cul de sac in the sought after village of Wickersley. Occupying a generous plot extending to approximately 0.2 acres along with an elevated position that takes in far reaching views to the front. The dwelling backs on to Listerdale Woods making it the perfect spot for dog owners and walkers alike. The accommodation briefly comprises an entrance hall, lounge, dining room, conservatory and a fitted kitchen. To the first floor is a landing, three bedrooms, wet room and a separate WC. Outside, there are mature gardens to the front along with a huge rear garden that is landscaped to incorporate flagged seating areas, lawns, mature trees, shrubs and a vegetable garden. Ample off road parking is provided by a driveway and a garage. The village of Wickersley is well served by a range of amenities including shopping at The Tanyard, popular bars and restaurants, highly regarded schools, and transport links including the M18/M1 motorway network. Viewing is an absolute must! Avoid disappointment and call Lincoln Ralph today!

**Entrance Hall** Front facing entrance door and an under stair storage cupboard houses the central heating boiler. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

**Lounge** 4.51 x 3.67. The focal point of the room is the fire surround with a tiled hearth and back incorporating an open fire. There is a front facing window and a radiator. The room opens to the dining room.

**Dining Room** 3.19 x 2.48. Having a radiator along with two rear facing windows and a door opens to the conservatory. In addition a door opens to the kitchen.

**Conservatory** 4.86 x 2.62. Having a Cornish slate tiled floor along with side and rear facing timber framed double glazed windows. French doors give access to the rear garden.

**Kitchen** 2.61 x 2.45. Fitted with a range of wall mounted and base level units with work surfaces incorporating a ceramic sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over along with plumbing for a washing machine. Having tiling to splashback height and to the floor, rear facing window, pantry cupboard and a radiator. A rear facing entrance door gives access to the rear garden.

**Landing** Having a side facing window and doors open to the bedrooms and bathroom.

**Bedroom 1** 3.77 x 3.67. Front facing window, built in wardrobe and a radiator.

**Bedroom 2** 3.28 x 3.18. Having a fitted wardrobe, rear facing window and a radiator.

**Bedroom 3** 2.50 x 2.16. Front facing window and a radiator.

**Wet Room** 1.73 x 1.54. Fitted with a white vanity wash hand basin and having a shower area, rear facing window, tiling to the walls and a heated towel rail.

**WC** Fitted with a white low flush WC, tiling to the floor and a rear facing window.

**Outside** The property enjoys a position at the head of a cul de sac with a mature front garden comprising a mix of conifers and shrubs. Ample off road parking is provided by a driveway that in turn leads to a single garage. At the rear is a huge, landscaped garden that has flagged patios combined with a well tended lawned garden with a mixture of shrubs and mature trees. A tree lined pebbled pathway extends to a further mature, lawned garden with fruit trees and a vegetable garden with the benefit of a green house.

**Garage** Up and over door, power and lighting.



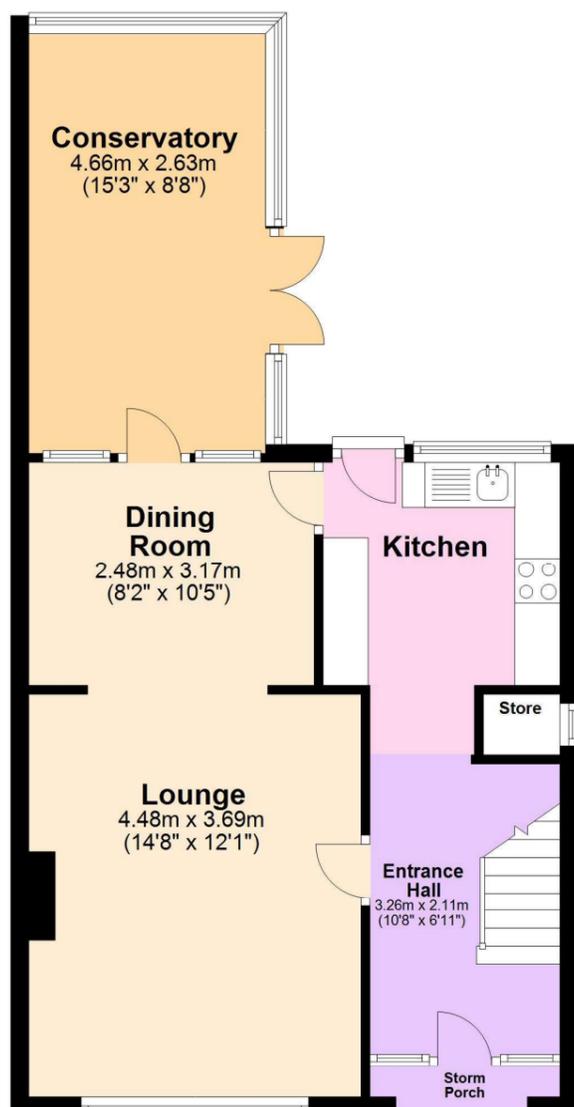
- Three bedroom semi detached
- Sought after location
- Head of a cul de sac
- Huge mature garden
- Driveway and garage
- Offers a wealth of potential
- Perfect for all that Wickersley has to offer
- Catchment for highly regarded schools
- Viewing is essential!

### 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.

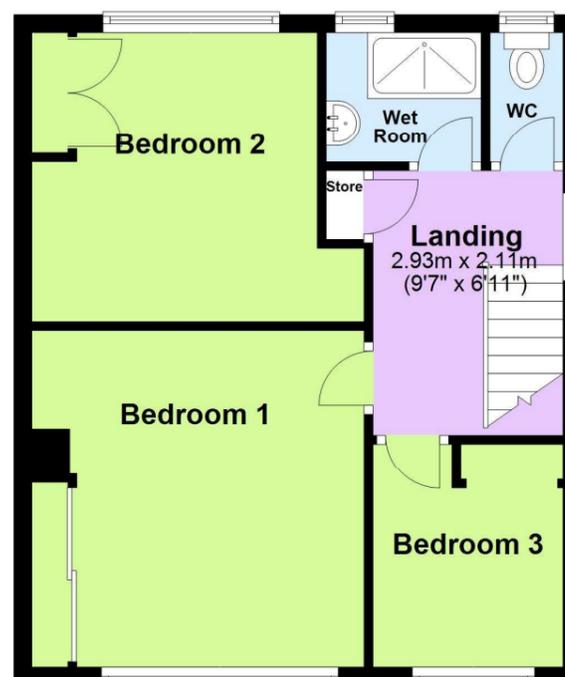
### Ground Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.