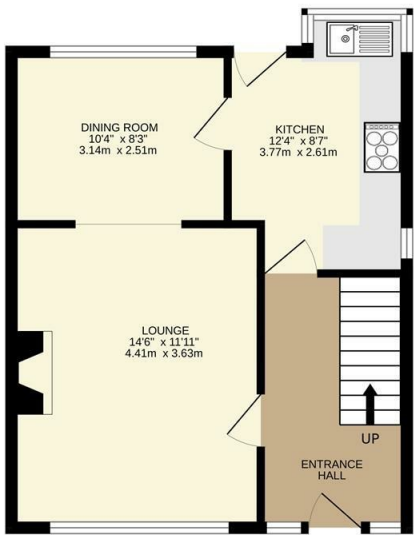
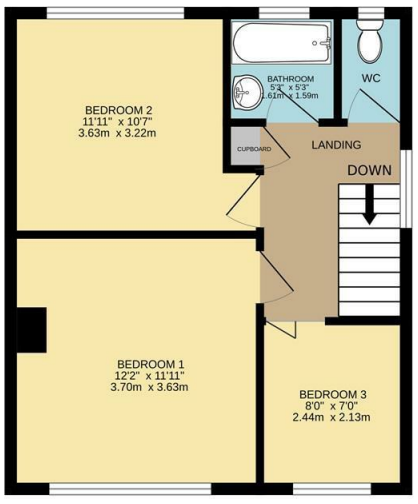
GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EADON LOCKWOOD & RIDDLE
ESTº 1840



92, Green Lane, Rotherham, S66 2DD

Offers In The Region Of £260,000

92 Green Lane, Wickersley, Rotherham, S66 2DD

Property Description
Situated in the heart of the ever-popular Wickersley, this three-bedroom semi-detached property presents an exciting opportunity for first-time buyers and growing families alike. Boasting generous proportions, a versatile layout and excellent potential for modernisation, this is a home ready to be transformed into something truly special.

Perfectly positioned with an array of bars, restaurants, well-regarded schools and local doctors all close at hand, the property combines the appeal of a thriving location with the opportunity to create a home tailored entirely to your own tastes and lifestyle.

Upon entering, a spacious entrance hall sets the tone, leading through to the bright rear kitchen. Beyond this, a particularly impressive lounge diner spans the full length of the property, providing a wonderfully generous living space with fantastic scope to create a contemporary open-plan environment. Whether you envision a stylish family living area, a sociable entertaining space or a modern open-plan layout, the possibilities here are exciting. To the first floor, three well-proportioned bedrooms provide comfortable accommodation for a range of buyers, complemented by a family bathroom and a separate WC. The existing layout offers further potential to combine these spaces, creating a larger, modern family bathroom to suit contemporary living.

Externally, the property continues to deliver, with a generous driveway providing ample off-road parking, a private rear garden offering space to relax and entertain, and the added benefit of a garage.

With its generous accommodation, excellent potential and sought-after Wickersley location, this is a rare opportunity to secure a property with genuine scope to add value and create a home of your own. Whether you're taking your first step onto the property ladder or searching for a home to grow into, this exciting prospect deserves to be viewed.

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.

- Three-bedroom semi-detached property in the heart of ever popular Wickersley
- Ideal opportunity for first-time buyers and growing families
- Spacious entrance hall creating a welcoming first impression
- Bright rear kitchen with access to the rear garden
- Generous lounge diner spanning the full length of the property
- Three well-proportioned bedrooms to the first floor
- Family bathroom and separate WC, with potential to create a large modern bathroom
- Generous driveway, private rear garden and garage
- Prime location close to local bars, restaurants, schools and doctors, with excellent potential to add your own stamp
- Freehold/Tax Band C













