

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

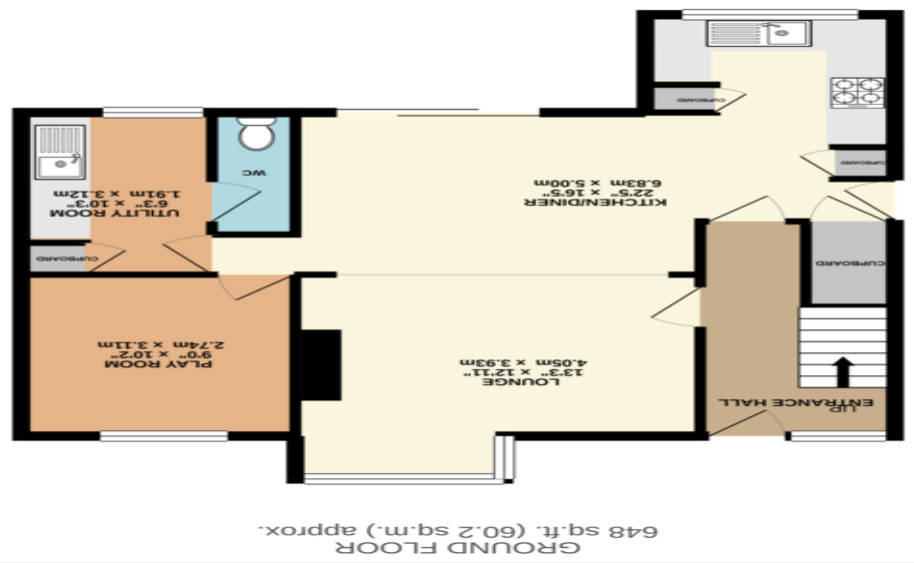
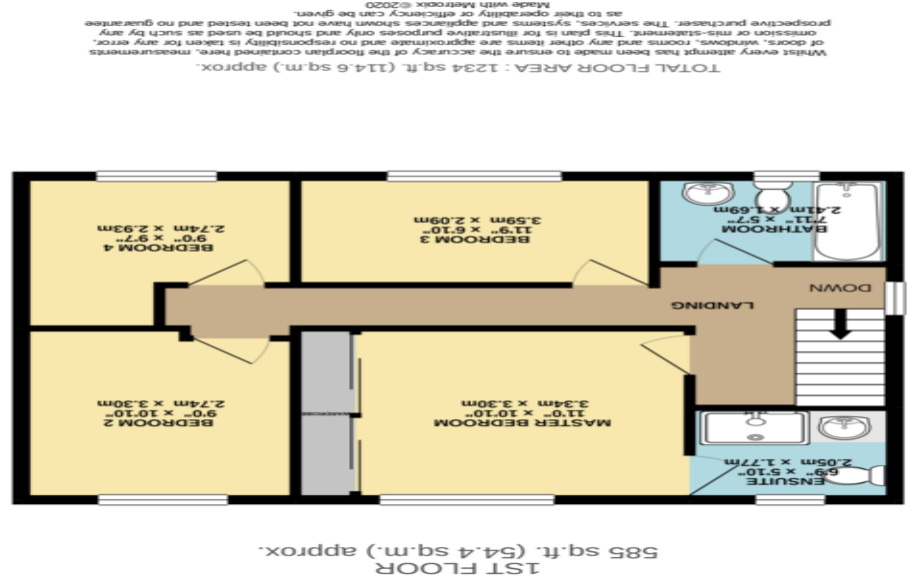
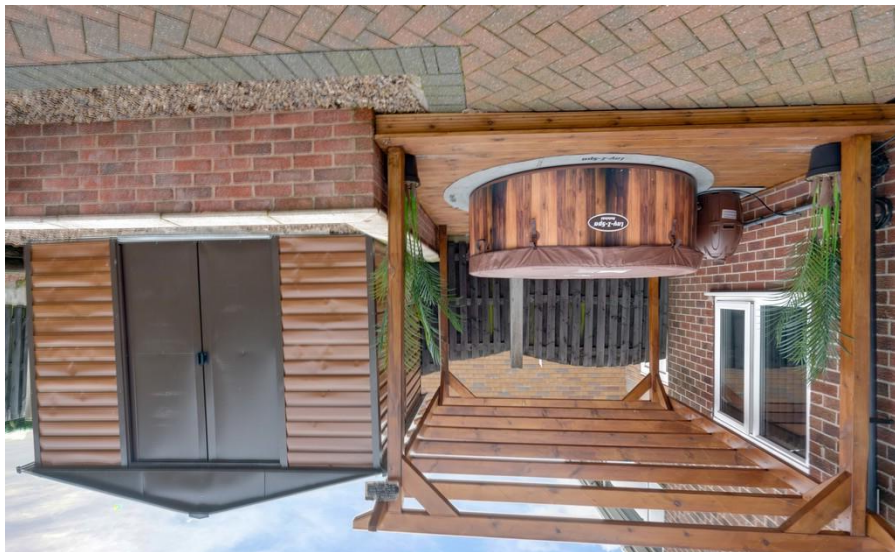
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EADON LOCKWOOD & RIDDLE
 SALES • LETTINGS • SURVEYS



54 Larch Avenue, Wickersley, Rotherham, S66 2PQ

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Situated amongst predominately 3 bedroom semi detached houses is this well presented 4 BEDROOM DETACHED FAMILY HOME with generous size rear enclosed lawned garden with deck & patio area.

The property enjoys open plan living, consisting of the front bay windowed living room with adjoining dining area & kitchen leading off. The kitchen enjoys granite work tops & integrated appliances whilst from the dining area are patio doors giving access to the most pleasant & well landscaped rear garden. There is also a further reception room, currently used as a playroom but alternately makes a good home office.

There are 4 1st floor bedrooms, 2 double & 2 single & with fitted wardrobes & en suite to the principal bedroom. The family bathroom is fitted with a white 3 piece suite with shower over bath.

Fronting is a double block paved driveway providing off road vehicular parking.

In the catchment for Wickersley Sports College & close to excellent infant & primary Schools



- 4 Bed detached house
- En suite shower room to principal bedroom
- Utility Room
- Ground floor home office/playroom
- Open plan kitchen/diner
- Ground floor WC
- Double front blocked paved driveway
- Spacious rear enclosed garden with deck area
- Approx 1.5 miles to Wickersleys various Bars, Restaurants & amenities
- Approx 2 miles to the M18 motorway

