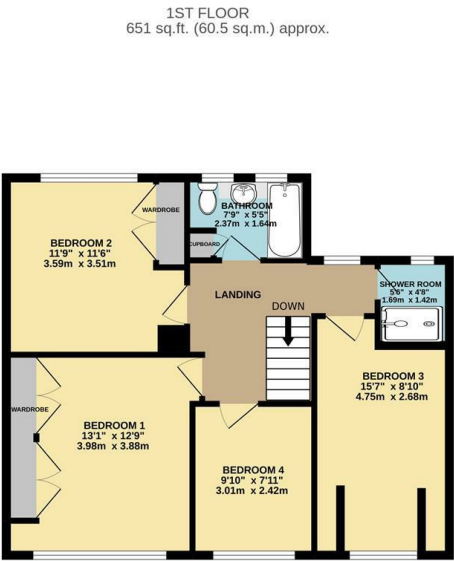
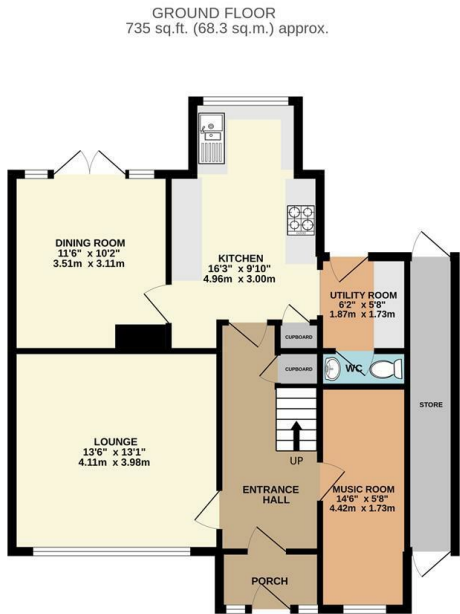




TOTAL FLOOR AREA: 1386 sq.ft. (128.8 sq.m.) approx.

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**
ESTD 1840



33, Weetwood Road, Rotherham, S60 3LJ

Guide Price £280,000

33 Weetwood Road, Rotherham, South
Yorkshire, S60 3LJ

Description
Guide Price £280,000-£300,000
Situating upon the ever popular & highly desirable 'Grange Estate', is this well presented extended FOUR bedroom semi detached family home with both a 1st floor bathroom & shower room together with a ground floor WC.
Situating within a short walk from the highly rated Sitwell J&I School on Grange Road, the property is also in a tremendous location for any commuter as it is within approx.. 2 miles from the Sheffield Parkway/M1 motorway jct 33. The Rotherham Hospital & Thomas Rotherham 6th form College is also relatively close by upon Moorgate Road.
Within this lovely property is a Cinema Room with built in speaker connections. Alternatively for the home worker it would make a great Home Office or alternatively a tremendous playroom/music room for the kids. There are 2 further reception rooms which are the front facing living room & rear dining room which has french style doors leading onto the rear garden, whilst the kitchen has an abundance of fitted units & leading off is the utility room & WC.
The utility room has a courtesy door giving access to the rear garden & houses the concealed wall mounted boiler.
To the 1st floor are 4 bedrooms, 3 of double size & some with fitted wardrobes. There is also a fitted 3 piece bathroom suite AND a shower room, very useful if all the family are fighting for a wash in the mornings!
Fronting is gated access to the cobbled driveway & to the rear a lovely mature lawned garden with mature borders & playhouse to the foot of the garden.
All in all a marvellous spacious family home suited to the growing family.

- A well presented extended 4 bedroom semi detached house
- Burglar alarm system
- Additional reception room/home office
- Utility room
- Ground floor WC
- Bathroom and a separate shower room
- Fronting is gated access to the cobbled driveway
- Rear enclosed lawned garden & patio
- Great opportunity for the growing family
- Internal viewing highly recommended

