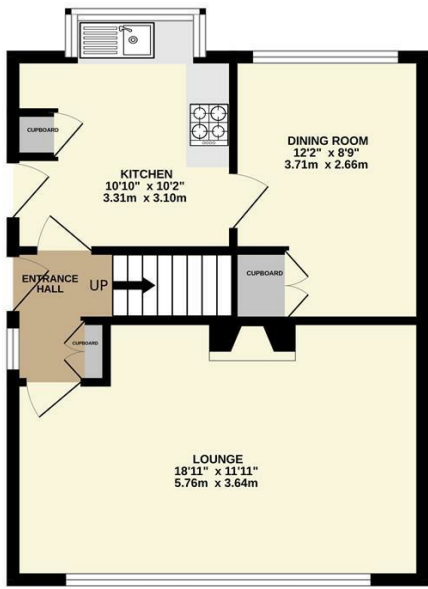
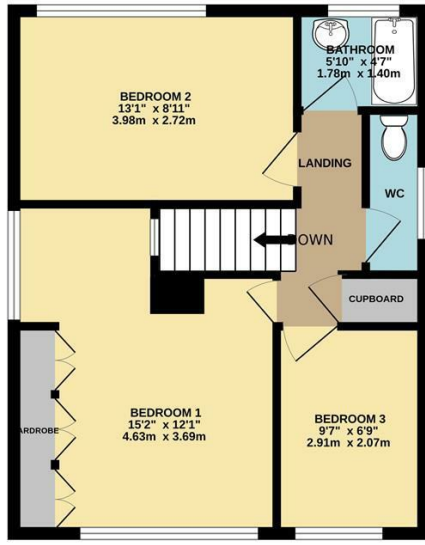


GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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



24, Saxton Drive, Rotherham, S60 3DW

Guide Price £275,000

24 Saxton Drive, Rotherham, S60 3DW

Description
Guide Price £275,000 - £300,000
Having been owned by the same family from new, this 1970's 3 bedroom detached home is located upon the ever popular & highly desirable 'Duke of Norfolk' estate. Requiring modernising throughout, the property offers tremendous scope for the next family to come in & truly make it 'their own'. With fantastic potential both inside & out, the property currently offers 2 reception rooms which are the front facing living room & the rear dining room, however the dining room & kitchen could be opened up to create a glorious dining kitchen with bi-fold doors put in which would then open onto the rear enclosed, tapered garden. The front living room is well lit via natural light by the large window overlooking the front garden.
To the 1st floor are 3 bedrooms, 2 double & a single. There are wardrobes to the principal bedroom. There is a separate toilet & canary yellow bathroom housing the bath & wash basin.
A front driveway provides off road parking which in turn leads to a double length garage. At the rear is a very mature garden area.
This is a tremendous location for the commuter who uses the Sheffield Parkway or Motorway network respectively as it is within approx. 2 miles, whilst Rotherham Hospital is situated adjacent to this most sought after estate. Oakwood School & Thomas Rotherham 6th Form College are located upon Moorgate where there are bus services to the town centre.

- A 3 bedroom detached house
- No upward chain
- 2 reception rooms
- Rear garden & patio
- Gas central heating & partial double glazing
- Double length detached garage
- Located upon sought after Duke of Norfolk estate
- Requires modernisation throughout
- Phenomenal potential within
- Freehold. Council tax band D

