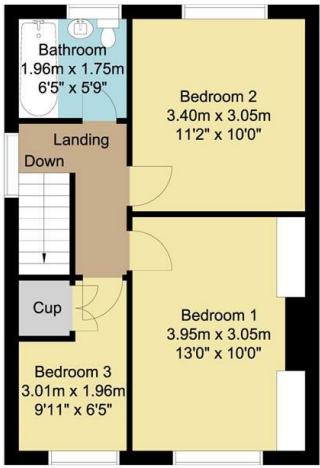


Ground Floor
66 sq m/710.41 sq ft
Approx.



First Floor
39 sq m/419.79 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2026



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

53, Hall Road, Rotherham, S60 2BW

Guide Price £200,000

53 Hall Road, Rotherham, S60 2BW

Guide Price £200,000 - £210,000
Situating in the popular residential area of Wellgate is this well presented three bedroom semi detached property that offers versatile spacious accommodation for those seeking family living.

Upon entering the property, you are welcomed into a bright entrance hall which leads through to a spacious open plan lounge and dining area. This impressive living space provides the perfect setting for both everyday family life and entertaining guests, with a comfortable and sociable layout throughout. To the rear of the property is a separate kitchen overlooking the garden.

The ground floor also benefits from a highly versatile additional room, which can be used as an optional fourth bedroom, a second reception room, a playroom, or a home office, allowing the property to adapt to a variety of lifestyle needs.

Upstairs, the first floor comprises three well proportioned bedrooms, each offering comfortable accommodation. A family bathroom serves all three bedrooms and completes the first-floor layout.

Externally, the property enjoys a secure rear garden with a spacious terrace, providing an excellent outdoor entertaining area as well as a safe and private space for children and pets. To the front, there is a private driveway offering off-road parking, together with an integral garage providing additional storage, or potential workshop space.

Ideally situated close to a wide range of local amenities, the property is conveniently located for Rotherham Hospital, well-regarded schools, and excellent transport links, making it perfectly placed for commuting and family life.

With its flexible floorplan, spacious living areas, and excellent family friendly accommodation, this attractive semi detached home presents a fantastic opportunity for a wide range of buyers.

- Three bedroom semi detached property in popular location
- Spacious lounge diner perfect for family entertaining.
- Rear facing kitchen with dining room access.
- Three well proportioned bedrooms and family bathroom to the first level.
- Optional fourth bedroom or second reception room on the ground level
- Private driveway offering secure off street parking
- Attached integral garage for additional useful storage.
- Enclosed rear garden suitable for families and pets
- Freehold/Tax Band C
- Early viewings advised.

