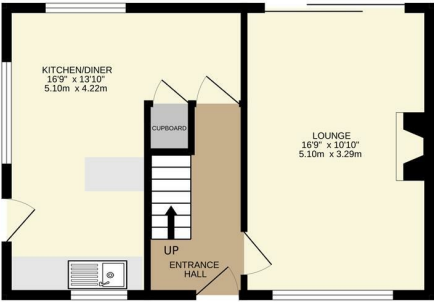
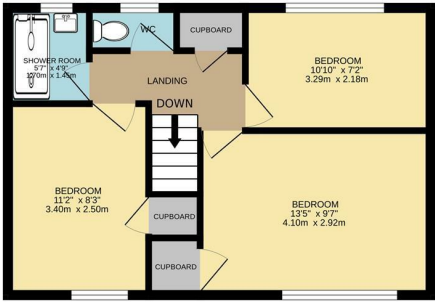


GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 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



10, Ashworth Drive, Rotherham, S61 3AQ

Offers In The Region Of £140,000

10 Ashworth Drive, Rotherham, S61 3AQ

Description
A great opportunity for first-time buyers or investors, this three-bedroom semi-detached home is offered with no onward chain and presents plenty of scope for improvement. Set in a convenient and popular location close to shops, supermarkets, schools and everyday amenities, it offers both practicality and potential.

The property opens into a welcoming entrance hall that leads to a comfortable, spacious lounge. The lounge features a focal fireplace and patio doors that open onto the rear garden, creating an attractive flow between indoor and outdoor living. Adjoining the living space is a large kitchen-diner, providing generous room for cooking, dining and family gatherings.

Upstairs there are three good-sized bedrooms, with the master bedroom benefitting from fitted wardrobes for practical storage. The accommodation is completed by a shower room and a separate WC, offering flexibility for family life or guests.

The home also benefits from solar panels, helping to lower energy bills and reduce the property's carbon footprint while adding to its appeal for eco-conscious buyers.

Outside, the front garden is a good-sized lawn with clear potential to be converted into a driveway to provide off-road parking for a couple of cars. The rear garden is generous and private, bordered by mature trees and bushes that create a sheltered outdoor space perfect for relaxation or entertaining.

This is a superb chance for someone looking to create their own home in a sought-after area. Don't miss out, call today to arrange a viewing.

- Three-bedroom semi-detached home ideal for first-time buyers
- Offered with no onward chain
- Convenient location close to local shops, supermarkets, schools and everyday amenities
- Spacious lounge with a feature fireplace and patio doors opening onto the rear garden
- Large kitchen-diner offering plenty of space for cooking, dining and family life
- Three well-proportioned bedrooms, including a main bedroom with fitted wardrobes
- Solar panels installed to help reduce energy bills and improve energy efficiency
- Generous front and rear gardens, with potential for off-road parking at the front and a private, tree-lined garden at the rear
- Freehold / Council Tax Band A
- Early viewing is highly recommended

