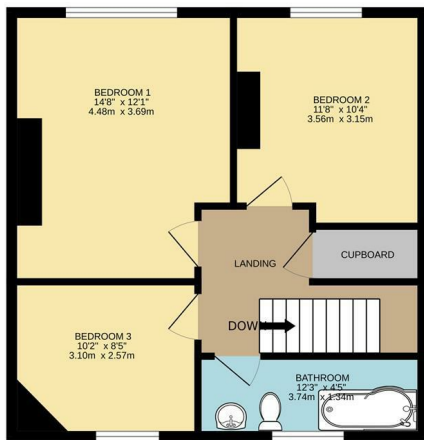


GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 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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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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243, Rotherham Road, Rotherham, S66 8LL

Offers In The Region Of £185,000

243 Rotherham Road, Maltby,
Rotherham, S66 8LL

Calling all First time buyers or Growing families.

Situated on the highly sought after Rotherham Road in Maltby, this beautifully presented three bedroom semi detached property offers modern living, versatile accommodation and a fantastic rear garden designed for entertaining. Ready to move straight into, this home combines contemporary style with practical family living in a location that is always in demand.

The property offers a welcoming and well planned layout. The heart of the home is the stylish modern kitchen, which flows effortlessly into the lounge, creating a bright and sociable open plan space ideal for entertaining. A second reception room offers excellent flexibility and can be used as a formal dining room, cosy snug, playroom or home office, depending on your lifestyle. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property boasts three well proportioned bedrooms, offering comfortable accommodation for families, professionals or those looking for additional guest or office space. The modern family bathroom serves all bedrooms and is finished in a contemporary style.

Outside, the home continues to impress with a secure tiered rear garden featuring designated entertaining areas, perfect for summer barbecues, outdoor dining and relaxing with family and friends. The thoughtfully designed garden provides both privacy and practicality.

This is a fantastic opportunity to purchase a stylish and versatile home in a prime location. Early viewing is highly recommended to fully appreciate everything this move in ready property has to offer.

- Three bedroom semi detached home on the ever popular Rotherham Road
- Stylish kitchen complete with fitted appliances
- Formal lounge seamlessly connect to the kitchen perfect for entertaining
- Second reception room creating a versatile space for a second lounge/dining room
- Convenient downstairs WC
- Two double bedrooms and a third single that can be utilised as a guest room, nursery or home office
- Modern family bathroom
- Secure rear garden with dedicated entertaining spaces
- Positioned well for local amenities, schools and motorway links
- Freehold/Tax Band A

