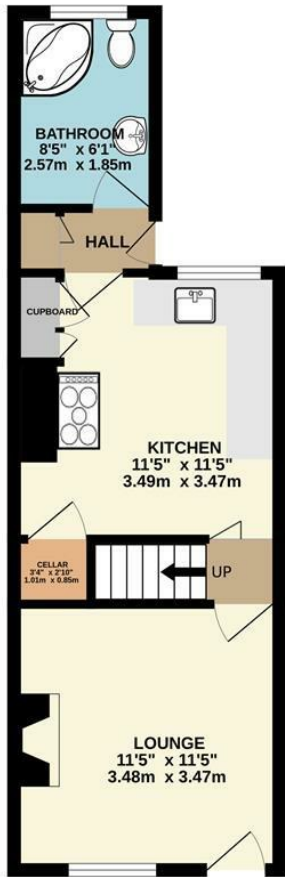
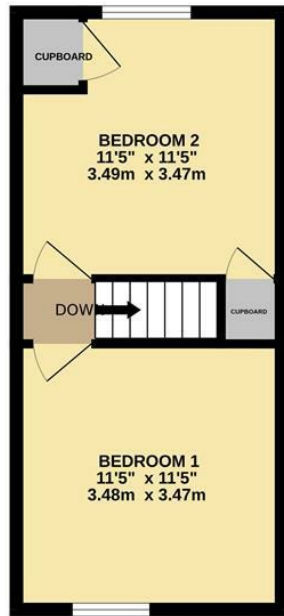


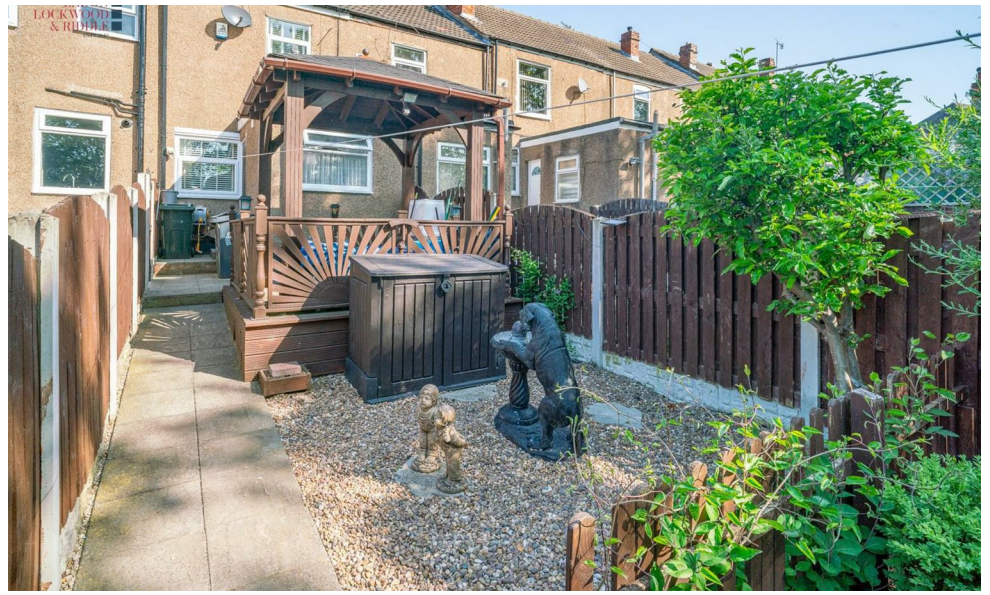
GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 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.



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**EADON
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& RIDDLE**
ESTD 1840



137, Claypit Lane, Rotherham, S62 5DZ

Guide Price £100,000

137 Claypit Lane, Rawmarsh,
Rotherham, S62 5DZ

Description
Guide Price £100,000 to £110,000 - Welcome to this stunning two-bedroom mid-terraced property, perfectly positioned on the ever-popular Claypit Lane in the heart of Rawmarsh, Rotherham. Thoughtfully designed and immaculately maintained, this home is a fantastic opportunity for a range of buyers—whether you're stepping onto the property ladder, looking to downsize, or searching for a smart investment.

From the moment you step inside, you'll be struck by the quality of the finish and the inviting feel throughout. The heart of the home is a beautifully crafted, bespoke kitchen that seamlessly blends style with functionality. Ideal for home chefs and keen entertainers, it offers plenty of worktop space, modern fittings, and high-end appliances.

The ground floor layout is both practical and welcoming. It features a spacious, light-filled reception room, perfect for cosy nights in or hosting family and friends. A well-appointed bathroom is also located on the ground floor, offering convenience without compromising on style.

Upstairs, you'll find two generous double bedrooms, each offering ample space for rest, storage, and personalisation. Whether you need a peaceful retreat, a guest room, or a home office, these versatile rooms can adapt to your lifestyle.

To the rear of the property lies a standout feature—a large, enclosed garden that offers a private oasis ideal for outdoor living. With a lovely seating area, it's perfect for summer barbecues, morning coffee, or simply unwinding in the fresh air.

Set within a friendly and well-connected community, the home benefits from excellent access to local shops, schools, public transport links, and other everyday amenities. It's also just a short drive to Rotherham town centre and major road networks, making commuting simple and stress-free.

Offered to the market with no onward chain, this move-in-ready home provides a smooth and hassle-free buying experience.

Combining character, comfort, and convenience, this delightful property really must be seen to be fully appreciated. Don't miss out—book your viewing today.

- Prime Rawmarsh Location: Set on popular Claypit Lane, close to local shops, schools, and transport links.
- Stylish Bespoke Kitchen: Modern design with quality fittings and ample workspace—ideal for home cooks.
- Two Double Bedrooms: Well-proportioned rooms, perfect for sleeping, guests, or a home office.
- Contemporary Ground-Floor Bathroom: Conveniently located with sleek, modern fixtures.
- Generous Rear Garden: Private outdoor space with a lovely seating area, great for relaxing or entertaining.
- No Onward Chain: Hassle-free purchase, ready for immediate move-in.

