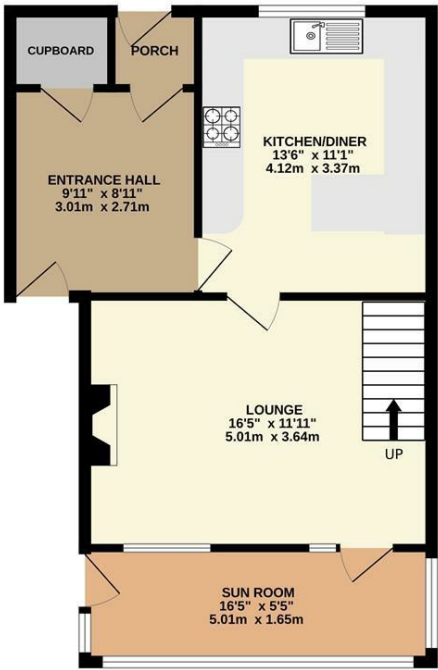
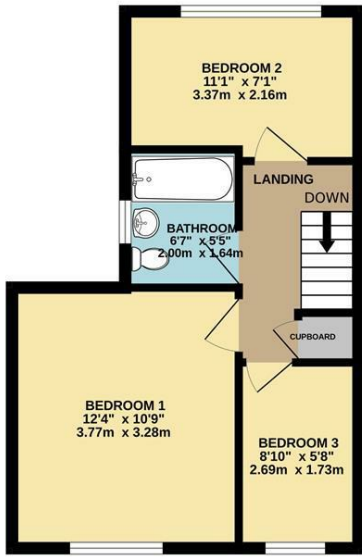


GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 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.
Made with Metropix C3024



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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29, Acre Close, Rotherham, S66 8BL

Offers In The Region Of £140,000

29 Acre Close, Maltby, Rotherham, S66 8BL

Description
ELR are delighted to bring to the open market this delightful THREE BEDROOM SEMI DETACHED property, nestled in a quiet cul-de-sac in this sought-after area of Maltby. This charming property is an ideal home for first-time buyers or young families, offering proximity to local amenities, shops, good schools, and convenient public transport links.

As you step inside, you are greeted by a welcoming porch and entrance hall, complete with a handy storage cupboard for all your belongings. The spacious lounge is perfect for relaxing or entertaining guests, with stairs leading to the first floor. Adjacent to the lounge, the sun lounge offers an additional cosy space to bask in natural light.

The spacious modern kitchen diner is a culinary haven, equipped with an abundance of wall and base units for ample storage. It features an integrated oven, a gas hob, and space for a fridge freezer and washing machine. A stylish peninsula with a breakfast bar completes this functional and inviting space.

Upstairs, you will find three well-appointed bedrooms, including two generously sized doubles, providing ample space for a growing family or visiting guests. A modern family bathroom with a shower over the bath completes the upper level.

Outside, the front of the property boasts a charming lawn surrounded by plants and a driveway providing off-road parking. The lovely enclosed rear garden is a true gem, featuring a patio area, lush lawn and charming bushes adding character and making it an ideal spot for relaxation and outdoor enjoyment.

Don't miss the opportunity to make this house your home! Contact us today to arrange a viewing and start envisioning your future in this wonderful property!

- THREE BEDROOM SEMI-DETACHED
- QUIET CUL-DE-SAC
- PERFECT FOR FIRST TIME BUYER
- SUN ROOM
- DRIVEWAY
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- POPULAR LOCATION
- FREEHOLD / TAX BAND A
- EARLY VIEWING HIGHLY RECOMMENDED

