



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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 operation 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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142, Flanderwell Lane, Rotherham, S66 3RH

Offers In The Region Of £200,000

142 Flanderwell Lane, Sunnyside,
Rotherham, S66 3RH

Description
Situating in a highly desirable area, this beautifully presented three-bedroom semi-detached home offers an incredible opportunity for families, first-time buyers, and those looking to upsize. With an open-plan kitchen and dining area, a stunning log-burning stove, off-road parking, and excellent potential for further enhancements, this property is brimming with appeal.
Stepping inside, you are greeted by a bright and airy entrance hall leading to the main living areas. The front-facing lounge is a warm and inviting space, featuring a charming bay window that fills the room with natural light, creating the perfect setting for relaxation.
One of the standout features of this home is the open-plan kitchen and dining area, a true selling point that provides a fantastic space for entertaining. The dining area is complemented by a characterful log-burning stove, adding a cozy ambiance during the colder months. The kitchen itself is well-equipped with a range of modern fitted wall and base units, offering ample storage and workspace. Featuring integrated appliances and generous counter space, it's perfect for home cooking enthusiasts and those who love to entertain. A large window overlooks the garden, allowing plenty of natural light to flow in and creating a bright and inviting atmosphere.
Upstairs, there are three well-proportioned bedrooms, each offering plenty of space for furniture and storage. The family bathroom includes a two-piece suite, while a separate WC adds extra convenience. Externally, the property boasts a neatly maintained front garden and hardstanding, providing off-road parking for multiple vehicles. The generously sized rear garden is mainly laid to lawn, offering excellent potential for outdoor entertaining, play areas, or further landscaping. A useful store room adds extra practicality for garden tools and outdoor essentials.
This home is ideally located to take advantage of the fantastic local amenities Sunnyside has to offer, including reputable schools, shops, parks, and excellent transport links for commuting.
With its spacious layout, desirable features, and exciting scope for further potential, this home is a must-see. Viewing is highly recommended to truly appreciate everything it has to offer. Don't miss this opportunity to make it your own!

- Open-plan kitchen and dining area with a log-burning stove
- Well-equipped kitchen with modern units and ample storage
- Bright and inviting lounge with a charming bay window
- Off-road parking for multiple vehicles
- Generously sized rear garden with great potential
- Convenient location close to schools, shops, and transport links

