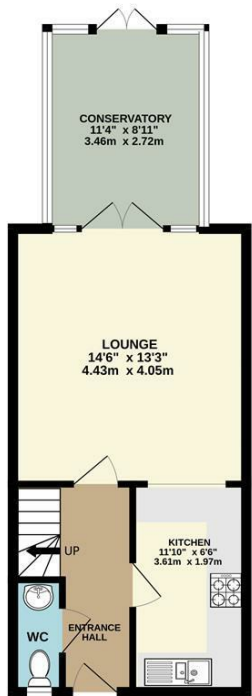
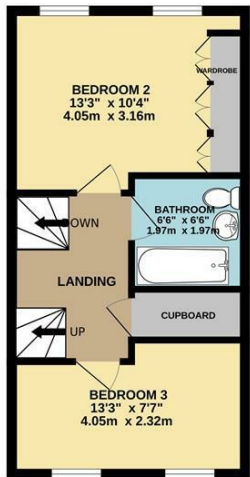


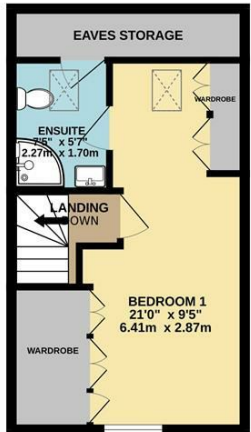
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



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



2ND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 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

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



29, Durham Way, Rotherham, S62 6FL

Offers In The Region Of £175,000

29 Durham Way, Parkgate, Rotherham,
S62 6FL

Description
Of possible appeal to the first time buyers or growing family & certainly warranting an internal inspection is this well presented 3 bedroom inner town house with accommodation over 3 floors.
Having been occupied by our current vendors from new, this cosy property benefits from a ground floor WC & a driveway is provided for 2/3 vehicles adjacent to the attached property. There is also a single garage.
To the ground floor is the front facing fitted kitchen which enjoys an attractive modern range of units with integrated electrical appliances along with the concealed wall mounted boiler. The kitchen feels larger than it actually is perhaps due to the kind of open plan above one section of base units. If people are sat in the living room then conversations can be enjoyed ! The rear facing living room has a feature fireplace with an electric living flame fire & laminate floor covering. This continues through to the entrance hallway. There are French style doors giving access to the conservatory which can be used all year round thanks to the electric wall mounted heater. There are power points & lighting.
To the first floor are two bedrooms & the family bathroom. Bedroom 2, a double bedroom with fitted wardrobes & Bedroom 3, (currently being used as an office), but if not required for this purpose is a further double bedroom.
The family bathroom is fitted with a white suite with a shower over the bath & coordinating tiling to the walls and floor.
To the second floor is a spacious Principal bedroom with further fitted wardrobes, TV connection point & a loft access. The ensuite enjoys an attractive modern suite in white with a corner shower cubicle, low level WC & vanity units.
To the rear of the property is an astro turf garden area with flagged patio & at the bottom of the garden is a gate leading to a path which continues to the driveway & garage.
This lovely property is within a 5 minute walk to the various shops & Parkgate Retail World & with Parkgate itself being about 400 yds away. There are good transport links on the doorstep.
All in all a fantastic home worthy of an internal viewing.

- A beautiful 3 bedroom inner town house
- Spacious driveway & single brick built garage
- En suite shower room to the spacious 2nd floor Principal bedroom
- House Builders part exchange - realistically priced.
- Rear conservatory. Ground floor WC & security alarm system
- Rear enclosed astro turf garden area
- Fantastic opportunity for the first time buyers
- Close to Parkgate Retail World
- Internal viewnig highly recommended
- Freehold. Council tax band B

