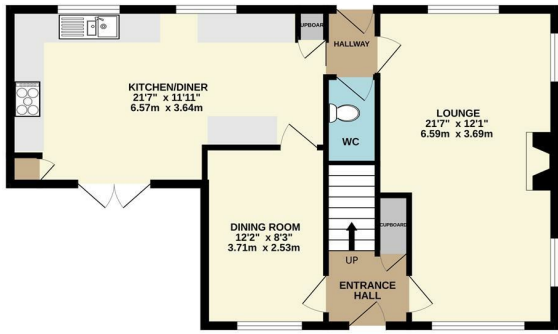
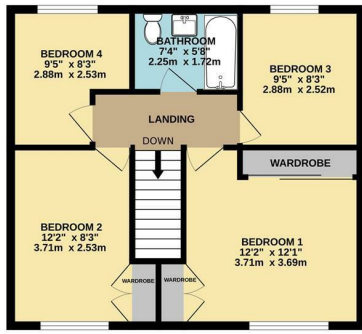


GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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& RIDDLE**  
ESTD 1840



16, Delmar Way, Rotherham, S66 2LA

Guide Price £295,000



16 Delmar Way, Flanderwell,  
Rotherham, S66 2LA

Description  
GUIDE PRICE £295,000 - £305,000

Welcome to your new family home! This extended four bedroom detached family home is located on a spacious corner plot in this popular residential area and ideally located close to all the local shops, bars, restaurants, great schools and transport links.

This beautiful property enjoys a bright and spacious living room that's perfect for spending time with family and friends, a modern dining kitchen providing generous amount of wall and base units and integrated appliances, a separate dining room and a downstairs WC.

Upstairs you will find four spacious bedrooms that offer plenty of room for the whole family to relax and unwind, two are complete with fitted wardrobes and a stunning tiled bathroom with a white three piece suite.

Outside, you'll find a generous front garden with a lovely patio area to sit and relax on an evening, a driveway providing ample parking that leads to the single detached garage and a lovely enclosed rear garden which is perfect for summer barbeques and outdoor gatherings.

So if you're looking for a stunning family home in a popular location, look no further!

- FOUR BEDROOM DETACHED FAMILY HOME
- LARGE KITCHEN DINER
- FRONT AND BACK GARDENS
- DETACHED GARAGE
- LARGE DRIVEWAY
- GOOD LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES
- CUL DE SAC LOCATION
- FREEHOLD / TAX BAND C
- VIEWING HIGHLY RECOMMENDED

