

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.

LOUNGE  
15'0" x 12'8"  
4.58m x 3.88m

SITTING/DINING ROOM  
12'10" x 12'8"  
3.92m x 3.87m

KITCHEN  
18'4" x 7'9"  
5.60m x 2.37m

ENTRANCE HALL

STORE

1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.

BEDROOM 1  
12'8" x 10'4"  
3.87m x 3.15m

BEDROOM 2  
12'10" x 10'4"  
3.92m x 3.15m

BATHROOM  
9'1" x 7'9"  
2.73m x 2.37m

LANDING

WARDROBE

2ND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.

BEDROOM 3  
13'1" x 7'3"  
3.99m x 2.22m

BEDROOM 3  
9'1" x 8'4"  
2.77m x 2.53m

LANDING

WARDROBE

WC  
5'2" x 5'3"  
1.58m x 1.60m

TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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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Ivy House Oxford Street, Rotherham,  
S65 2DJ

Guide Price £200,000 - £220,000

Located in the popular and well-established area of Clifton, this spacious extended four-bedroom end-terrace property offers well-balanced accommodation across three floors, making it an ideal long-term family home.

The ground floor provides two separate reception rooms, allowing flexibility for family life, with a comfortable front-facing lounge for everyday relaxation and a second reception room that works perfectly as a dining room, playroom, or home office. The modern kitchen is thoughtfully designed with ample worktop and storage space, making it practical for busy family living as well as entertaining.

To the first floor are two generous double bedrooms, served by a large contemporary family bathroom. The second floor offers two further well-proportioned bedrooms, ideal for children, guests, or home working, along with a separate WC. This area previously housed a shower cubicle and could easily be reinstated, offering the potential for a second bathroom, a valuable feature for larger families.

Outside, the property continues to suit family needs. To the front is off-road parking with an EV charging point, while to the rear is a private, lawned garden, providing a safe and enjoyable outdoor space for children, family time, or summer entertaining.

Finished to a high standard throughout and located close to green spaces, schools, and amenities, this is a fantastic opportunity to secure a spacious and versatile family home in a sought-after area. An internal inspection is highly recommended to appreciate the space and layout on offer.

- Four bedroom extended end terrace property
- Spacious Accommodation throughout
- Two reception rooms
- Well presented throughout
- EV charging point
- Excellent transport links and close proximity to the town centre
- Freehold / Tax Band B
- Internal inspection is highly recommended

