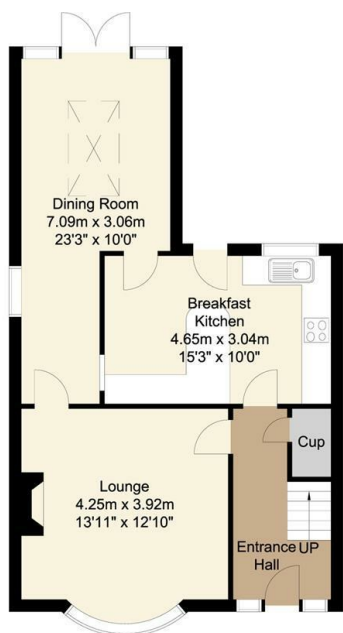
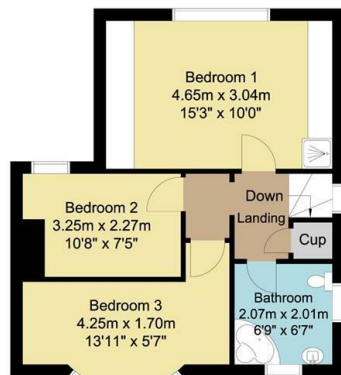


Ground Floor  
58 sq m/624.30 sq ft  
Approx.



First Floor  
40 sq m/430.55 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2025



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**EADON  
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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

29, Chapel Street, Rotherham, S63 7RL

Offers In The Region Of £245,000



29 Chapel Street, Wath-Upon-Dearne,  
Rotherham, S63 7RL

**Description**  
Welcome to a home that captures the perfect balance of elegance, space, and comfort — a beautifully presented three-bedroom detached residence nestled on one of Wath upon Dearne's most sought-after streets. This property isn't just a house, it's a lifestyle opportunity for families looking for character, charm, and room to grow, all wrapped up in a location that offers excellent access to local amenities and highly regarded schools. From the moment you arrive, the property's proud stance and tasteful exterior make a lasting first impression. Step inside and you're instantly welcomed into a warm and spacious hallway, setting the tone for the rest of the home with its sense of flow and thoughtful design. The main lounge is a serene retreat, featuring a stunning bay window dressed with elegant shutters and a beautiful gas fireplace that acts as the room's cosy focal point — ideal for winding down on chilly evenings. Just beyond, the heart of the home unfolds into an expansive open-plan dining and family area, a versatile space bathed in natural light from the bay window, side glazing, and French doors that open directly onto the rear garden. A ceiling skylight adds an extra splash of brightness, making this room a true hub of the home — perfect for family meals, celebrations, or simply relaxing with a book in the sun. The kitchen continues to impress, offering a stylish and functional layout with a wide range of contemporary units, coordinating white worktops, tiled splashbacks, and integrated appliances including an electric oven, black glass hob with overhead extractor, fridge/freezer, and dishwasher. A feature island with breakfast seating invites casual dining and conversation, while a rear door provides seamless access to the garden, making alfresco living effortless.

Upstairs, the first-floor landing offers storage and loft access and leads to three well-proportioned bedrooms, each with their own character. The principal bedroom to the rear boasts fitted wardrobes, a private shower cubicle, and views across the garden — a peaceful space to unwind at the end of the day. The second bedroom, located at the front of the property, is enhanced by a bay window and floods with light, while the third bedroom overlooks the rear and provides a perfect space for a child's room, guest space, or home office. The family bathroom brings a touch of luxury, featuring a corner bath, modern tiling, a WC and hand basin, alongside a mix of classic and contemporary design elements such as the original hexagonal window that adds charm and character.

Outside, the home continues to deliver with a well-kept front yard and gated access to a truly impressive rear garden. Designed with relaxation and entertaining in mind, the garden offers a generous lawn bordered by established plants and shrubs, a large paved seating area perfect for summer BBQs, and a charming pergola complete with lighting and an electric point. There's also a spacious garden shed fitted with power and light, an outdoor tap, and security lighting — every detail thoughtfully included to enhance your outdoor experience. Whether you're hosting friends, watching the kids play, or simply enjoying a quiet evening under the stars, this garden is your own private oasis.

This is more than just a property — it's a place to put down roots, make memories, and truly call home. Don't miss the chance to view this exceptional family residence that blends traditional charm with contemporary comfort in a location that ticks every box.

- Prime location on one of Wath's most sought-after streets
- Spacious lounge with bay window and feature fireplace
- Stunning open-plan dining/family area with skylight and garden access
- Contemporary kitchen with island and integrated appliances
- Three generous bedrooms including main with private shower
- Beautifully landscaped rear garden with pergola, lawn & powered shed

