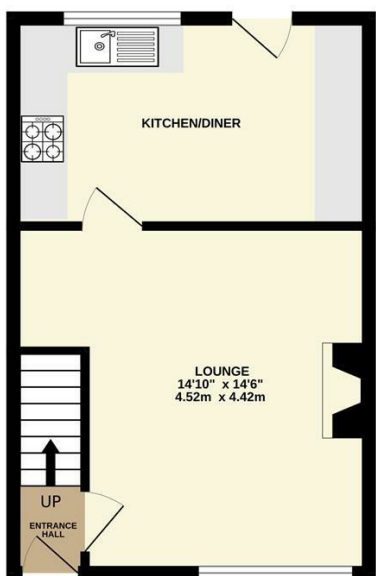
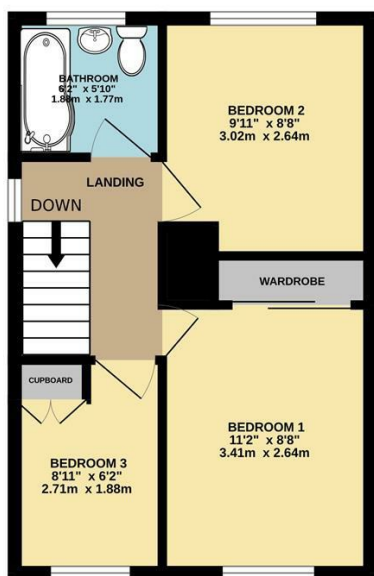


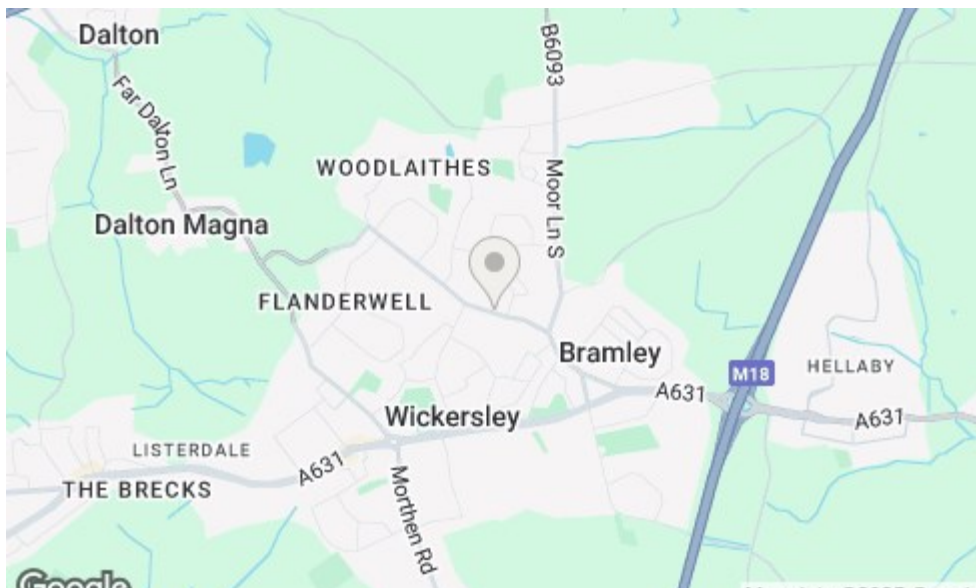
GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 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.  
Made with Metreplan C2024



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

58, Flanderwell Lane, Rotherham, S66 3QJ

Guide Price £190,000



58 Flanderwell Lane, Bramley,  
Rotherham, S66 3QJ

**Description**  
Guide Price £190,000 - £195,000  
Nestled in the sought-after area of Bramley, this well-presented three-bedroom semi-detached home offers comfortable and spacious living accommodation, perfect for families and professionals alike. Situated within close proximity to several highly regarded schools, this property is ideal for those seeking a convenient setting. With a range of amenities nearby and excellent transport links, this home is sure to attract interest. Early viewing is highly recommended.  
Upon entering the property, you are welcomed by an inviting entrance porch that leads into the bright and spacious lounge. This front-facing room benefits from a large double-glazed window that allows natural light to flood in, while the central heating radiator ensures the space remains warm and cozy. The focal point of the lounge is the attractive feature fire surround, complete with a marble-effect back and hearth, adding a touch of elegance to the room.  
The heart of the home is the well-appointed kitchen/diner, fitted with a range of wall, base, and drawer units, the kitchen provides ample storage space and features contrasting roll-edge worktops with tiling to splashback areas. A central heating radiator keeps the room comfortable, while rear-facing double-glazed windows and patio doors provide a pleasant view of the garden and allow easy access to the outdoor space—ideal for entertaining or family meals.  
The first floor features a landing area with a side-facing double-glazed window, a loft hatch, and a convenient storage cupboard. The master bedroom, boasts a front-facing double-glazed window, a central heating radiator, and fitted wardrobes, offering plenty of storage space. The second bedroom overlooks the rear garden through a double-glazed window and also includes a central heating radiator. The third bedroom, is located at the front of the property and is perfect for use as a single bedroom, home office, or nursery and also has fitted storage.  
Completing the interior is the family bathroom, which is fitted with a modern white three-piece suite, including a panelled bath with an electric shower over, a pedestal wash hand basin, and a WC. A heated towel rail and rear-facing opaque double-glazed window enhance the functionality of this well-designed space.  
Externally, the property benefits from a gated driveway for 3 cars and leads to a single detached garage, offering secure off-road parking. The front garden is low maintenance, with a lawn area and a shrub border. To the rear, the enclosed garden has been thoughtfully designed, featuring artificial turf and a decked area—perfect for outdoor relaxation or alfresco dining.  
This delightful property combines practicality with modern living, making it an excellent choice for those looking to settle in a family-friendly neighbourhood.

- Well-presented three-bedroom semi-detached home in Bramley, near popular schools.
- Spacious lounge with feature fireplace and front-facing double-glazed window.
- Modern kitchen/diner with ample storage, patio doors, and access to the garden.
- Three bedrooms, with fitted wardrobes in the master, plus a modern family bathroom.
- Gated driveway, detached garage, low-maintenance front garden, and enclosed rear garden with decking.
- Close to amenities and transport links; early viewing recommended.
- Freehold / Tax Band B

