



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



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



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

82, Brecks Lane, Rotherham, S65 3PS

Asking Price £238,000

82 Brecks Lane, Rotherham, S65 3PS

Description
A fantastic opportunity has arisen to purchase this substantial five-bedroom semi-detached family home, located on the highly sought-after Brecks Lane in Rotherham. Offered to the market with no onward chain, this property is ideal for families looking for a spacious, flexible and well-located home that they can truly make their own.

Beautifully extended and arranged over three generous floors, the property offers almost 2,000 square feet of internal space, with a layout that is both practical and adaptable to a wide variety of modern lifestyles. Whether you're a growing family, need room to work from home, or simply desire the freedom of space, this property delivers it all – and more.

Upon entering, you're greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor is centred around a light-filled and expansive lounge (6.64m x 3.58m / 21'9" x 11'9") with French doors opening onto the rear garden – perfect for relaxed family living or entertaining guests. A well-appointed kitchen diner (4.63m x 2.44m / 15'2" x 8'0") runs along the rear of the property, offering excellent workspace and cabinetry, as well as access to the rear patio. This is a kitchen that could be transformed into a stylish and sociable hub of the home. Also on this floor is a useful study or playroom (3.61m x 2.78m / 11'10" x 9'1"), a handy downstairs WC, and a full-size garage (5.42m x 2.60m / 17'9" x 8'6") offering integral access – great for storage, a utility space, or even conversion potential.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, including a generous master bedroom (4.66m x 2.60m / 15'3" x 8'6") with its own en-suite shower room. The other two bedrooms (Bedroom 2: 3.61m x 3.40m / 11'10" x 11'2"; Bedroom 3: 3.61m x 3.06m / 11'10" x 10'0") are ideal for children, guests or home offices, and are served by a modern family bathroom fitted with a full-sized bath, WC, and wash basin. The layout flows well, offering privacy, space and a real sense of comfort throughout.

The second floor reveals two further double bedrooms, cleverly converted from the loft to provide additional living accommodation without compromising on space or light. Bedroom 4 measures 4.88m x 3.60m (16'0" x 11'10") and Bedroom 5 is 4.62m x 2.60m (15'2" x 8'6"). Both rooms enjoy excellent views and include useful eaves storage, making them ideal as teenage bedrooms, creative spaces or guest suites.

Externally, the property continues to impress. The rear garden is predominantly low-maintenance, featuring a generous block-paved patio that offers ample space for seating, outdoor dining or children's play equipment. A particular highlight is the large detached brick-built outbuilding at the end of the garden (4.85m x 3.16m / 15'11" x 10'4") – a fantastic bonus space that could serve as a home gym, office, garden retreat or secure storage.

The front of the property features a private driveway with off-road parking and direct access to the garage. The kerb appeal is enhanced by a neat lawned garden and a traditional brick façade, offering a warm and welcoming first impression.

Additional features include double glazing throughout, gas central heating, and neutral décor that provides a blank canvas for buyers to modernise and style to their own tastes. This is a home brimming with potential.

Situated in a prime residential spot, Brecks Lane is well known for its excellent local amenities, reputable schools, and easy access to Rotherham town centre, Sheffield, and key transport links including the M1 motorway. Whether commuting, schooling or simply enjoying local parks and shopping, everything is close at hand.

In summary, 82 Brecks Lane is a rare find: a truly spacious, well-laid-out and versatile family home in a fantastic location, with the added benefit of being sold with no onward chain. Ready to move into yet offering exciting potential for those looking to add value and create a long-term family base, this property ticks all the boxes for location, size and flexibility.

All services/appliances have not and will not be tested

- Five-bedroom extended family home offering spacious and flexible living across three floors
- Sold with no onward chain – ready for immediate occupation with potential to add your own touch
- Generous ground floor layout with lounge, kitchen diner, study, WC, and integral garage
- Versatile bedroom setup with master en-suite and loft conversion providing two additional doubles
- Low-maintenance rear garden with a large detached outbuilding ideal for a home office or gym
- Excellent location close to schools, shops, parks and commuter links via Rotherham & the M1

