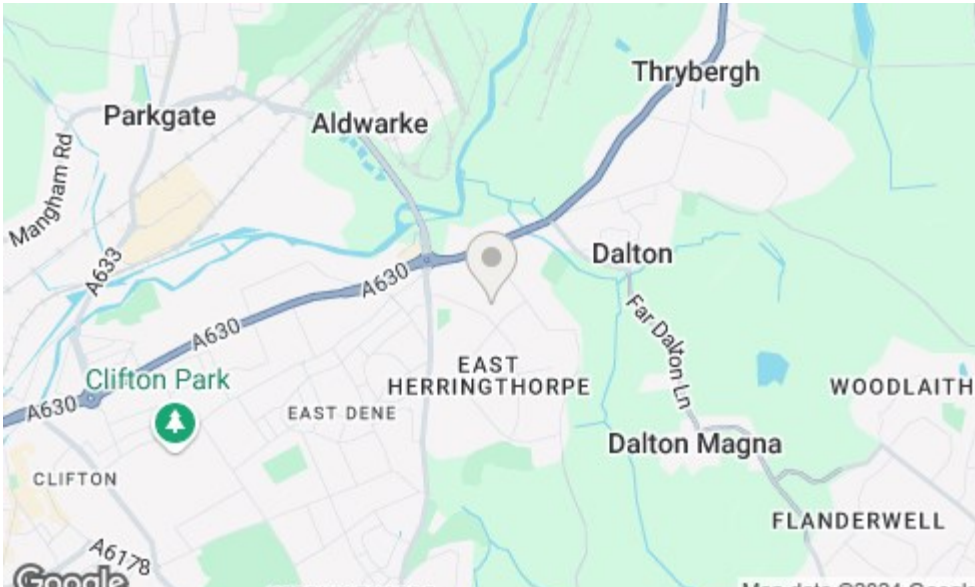


TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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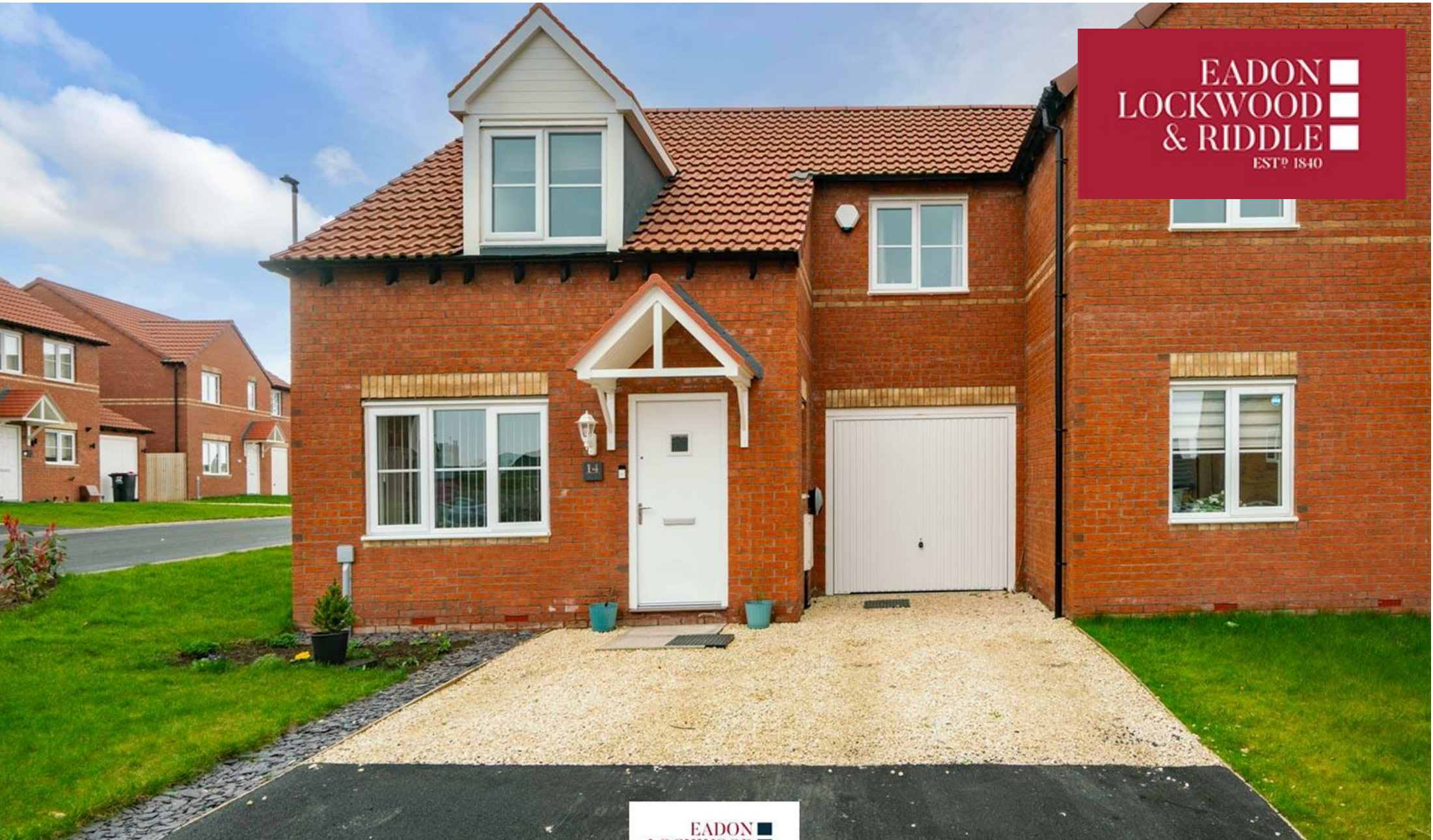
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14, Elliott Grove, Rotherham, S65 3SZ

Asking Price £179,995

14 Elliott Grove, Dalton, Rotherham,
S65 3SZ

Nestled within a charming development in the sought-after area of Dalton, this lovely THREE BEDROOM SEMI-DETACHED property awaits you. Designed with comfort, convenience, and modern living in mind, this spacious home is ideal for couples or families seeking ease and accessibly.

Situated in a popular area of Dalton, this property offers proximity to a range of local amenities, including schools, shops, doctors, and excellent transport links, ensuring that everything you need is just moments away.

A welcoming and spacious lounge area awaits, providing the perfect space for relaxation and family gatherings. The modern kitchen/diner is equipped with sleek, contemporary units including an integrated oven and electric hob, the kitchen/diner is both functional and stylish, the French doors lead seamlessly to the enclosed rear garden, flooding the space with natural light and offering a delightful ambience. Convenience is key, and this property features a convenient under stairs storage cupboard and downstairs WC, enhancing practicality for everyday living.

Upstairs, discover three well-proportioned bedrooms, offering ample space for rest and relaxation. A beautifully appointed family bathroom awaits, featuring a pristine three-piece suite, ensuring comfort and convenience for the whole family.

Benefit from off-road parking with a single garage and spacious driveway, ensuring ease of access and ample space for vehicles plus the added benefit of an electric car charging point for added convenience.

Step into the private rear garden, where a lush lawn and patio area provide the perfect setting for outdoor activities, whether it's children playing or hosting gatherings with friends and family.

This exceptional property offers a rare opportunity to secure a comfortable and contemporary home in a desirable location, it's the perfect place to call home!

Contact us today to arrange a viewing.

- THREE BEDROOM SEMI-DETACHED
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- GARAGE AND SPACIOUS DRIVEWAY
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- FREEHOLD / TAX BAND
- EARLY VIEWING IS HIGHLY RECOMMENDED

