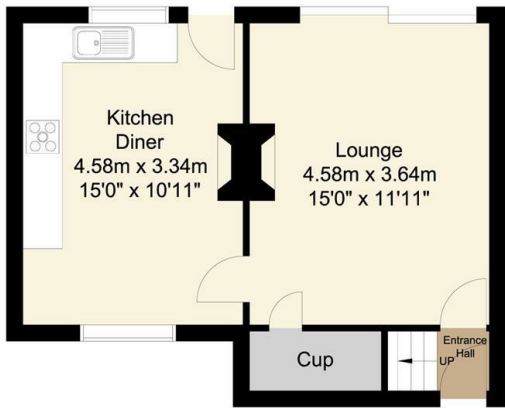


Ground Floor
36 sq m/387.50 sq ft
Approx.



First Floor
36 sq m/387.50 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



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
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& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

65, Brook Road, Rotherham, S65 2UW

Offers In The Region Of £150,000

65 Brook Road, Rotherham, S65 2UW

Description
Set on a generous corner plot in a popular residential area, this a beautifully updated three-bedroom semi-detached home that combines modern interiors, excellent outdoor space, and exciting potential for further development. Whether you're a growing family, first-time buyer, or investor, this property presents a rare opportunity to secure a home with both immediate appeal and long-term possibilities.

The accommodation is set over two floors and begins with a welcoming entrance hall that leads through to a generously sized lounge. This bright and airy reception room measures approximately 4.58m by 3.64m (15'0" x 11'11") and benefits from large sliding patio doors that open out onto the rear garden, flooding the room with natural light. A contemporary fireplace offers a stylish focal point and adds a warm, homely touch. Adjacent to the lounge is the spacious kitchen diner, which measures 4.58m by 3.34m (15'0" x 10'11") and features modern grey cabinetry, quality worktops, mosaic tiled splashbacks, and a striking stainless steel range cooker with matching extractor hood. With ample room for dining and direct access to the side garden, this space is perfect for both everyday family life and entertaining guests. The ground floor also benefits from two under-stairs storage cupboards, offering practical solutions for keeping things tidy and organised.

Upstairs, the property offers three well-proportioned bedrooms. Bedroom one overlooks the rear garden and includes an integrated storage cupboard, while bedroom two, the largest, provides excellent space for a master suite or generous guest room. Bedroom three, slightly smaller in size, is still large enough to accommodate a single bed and additional furniture, or could make an ideal home office or nursery. The bathroom has been recently refurbished to a high standard and features a modern three-piece suite including a full-length bath with overhead shower, a sleek wash basin, chrome heated towel rail, and contemporary tiled finishes.

Externally, the property truly excels. To the front and side is a large lawned garden enclosed by hedging, offering privacy and the perfect place for children to play or for garden enthusiasts to create something special. The rear garden features a substantial paved area ideal for outdoor seating and entertaining, as well as a detached outbuilding that could be used as a workshop, garden room or converted into a home office. The driveway provides ample off-street parking and is accessed via double gates, making it ideal for families with multiple vehicles.

A standout feature of this home is the size of the overall plot. Due to its generous footprint and layout, there may be potential to construct an additional dwelling within the garden space, subject to obtaining the relevant planning permissions and consents. This offers a rare opportunity for developers or families seeking a long-term investment with options to grow.

Located close to local schools, shops and amenities, and with excellent transport links to Rotherham town centre and beyond, 65 Brook Road is ideally placed for convenient living while still enjoying a quiet residential setting. This is a fantastic opportunity to acquire a stylish and spacious home with significant potential for the future. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

- Stylishly presented three-bedroom semi-detached home on a large corner plot
- Bright and spacious 15ft lounge with sliding patio doors and modern fireplace
- Contemporary kitchen diner with integrated units and stainless steel range cooker
- Recently refurbished bathroom with full suite, rainfall shower, and chrome fittings
- Expansive front, side and rear gardens with gated driveway and outbuilding
- Potential for an additional dwelling (STPP) due to the substantial garden space

