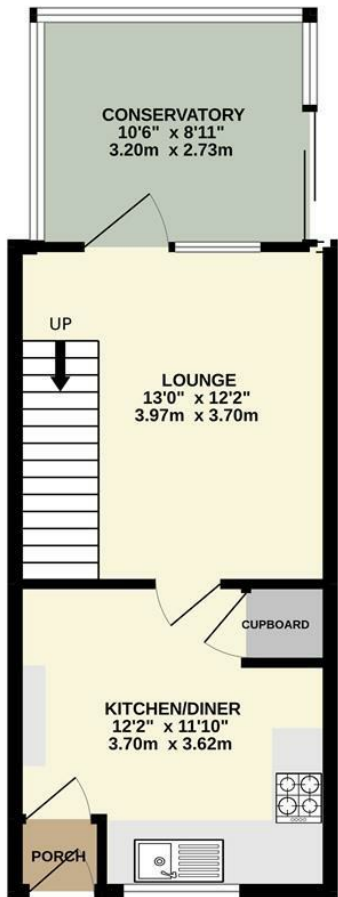
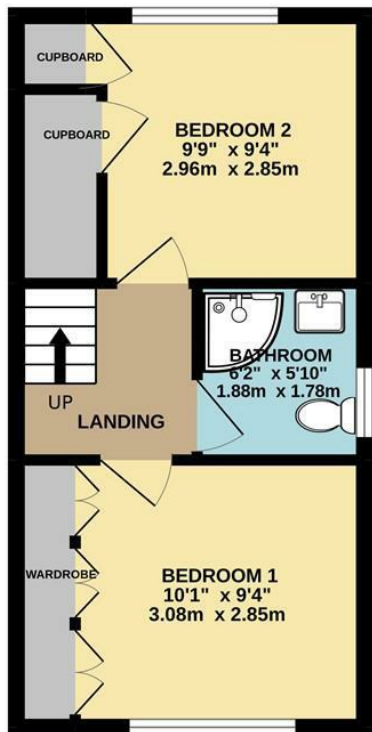


GROUND FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 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



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



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**EADON  
LOCKWOOD  
& RIDDLE**

93, Wadsworth Road, Rotherham, S66 1UB

Offers In The Region Of £150,000

93 Wadsworth Road, Bramley,  
Rotherham, South Yorkshire, S66 1UB

**Description**  
ELR are delighted to bring to the open market, this modern 2 bed semi-detached house offered with NO UPWARD CHAIN and of possible interest to a young couple or growing family alike in the sought after area of Bramley.  
Close to 2 supermarkets & open countryside (at the end of Flash Lane), this property consists of a small entrance porch which leads into modern open plan kitchen/diner. From here, it goes through in to the living room leading into the conservatory which has French doors opening up into the garden.  
Upstairs provides two good sized bedrooms both including fitted wardrobes. The bathroom houses a stylish 3 piece white suite with shower cubicle.  
Externally there is a driveway with ample parking for multiple cars and a low maintenance garden to the front. To the rear of the property is a enclosed rear garden which can be entered through a side access gate. It also has a paved area for seating and has a shed at the bottom of the garden for gardening storage.  
The property is ideally located to access a range of local amenities that include shopping facilities in Bramley and is in the catchment area for Wickersley School. The M18 motorway at Junction 1 is also within a short drive and that in turn gives access to the M1 motorway network.

- 2 bedrooms
- Semi-Detached
- Conservatory
- Off street parking
- Rear enclosed garden
- Approx 2 miles to M18 motorway
- Catchment for Wickersley Sports college
- Ideal home for the growing family

