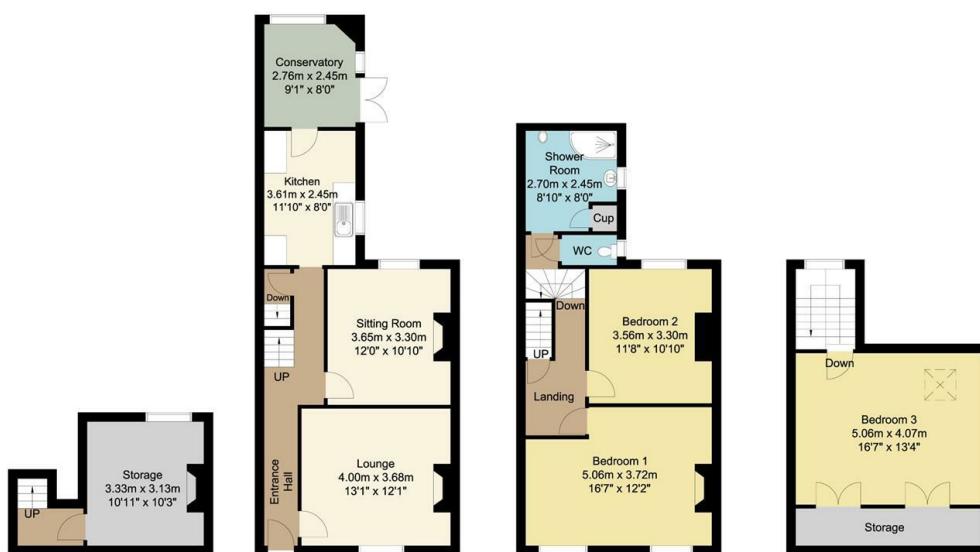


Basement  
13 sq m/139.93 sq ft  
Approx.

Ground Floor  
53 sq m/570.48 sq ft  
Approx.

First Floor  
46 sq m/495.13 sq ft  
Approx.

Second Floor  
29 sq m/312.15 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 ©2023



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

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ESTD 1840



22, Clifton Bank, Rotherham, S60 2NA

Offers In The Region Of £240,000

- Charming period home brimming with history, character and individuality, beautifully blending traditional features with creative modern touches.
- Originally configured as four bedrooms, now thoughtfully adapted to create a spacious and luxurious principal suite while retaining flexibility of layout.
- Elegant reception rooms featuring striking fireplaces, tall sash windows and ornate cornicing, offering a sense of timeless grandeur.
- Inviting kitchen and light-filled conservatory, seamlessly connected and opening onto the mature walled garden — perfect for relaxation or entertaining.
- Versatile upper floors with bright, distinctive bedrooms, a well-appointed shower room, and an additional attic room ideal as a studio or creative retreat.
- Beautiful stone façade and landscaped garden, exuding period charm and privacy, creating a truly unique and characterful home.

