



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 room 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. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
CP Property Services @2022



103 East Bawtry Road, Rotherham, South Yorkshire, S60 4BX

Offers In The Region Of £360,000

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
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& RIDDLE**
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Description
Only from an internal viewing can this well presented, extended 5 bedroom family home be truly appreciated. Located within a few hundred yards from the various shops & amenities at both The Brecks & Worrygoose & within the catchment area for Wickersley Comprehensive School, is this 5 bedroom semi detached home which has been modernised & well maintained to high standards within. The property enjoys 2 reception rooms along with a magnificent extended dining kitchen which is fitted with an abundance of high gloss finished units which incorporate various integrated electrical appliances & with Quartz worktops. There is a corner log burner & with bi-fold doors opening onto the rear patio & enjoying views over the rear garden. Leading from the kitchen is a utility room housing the washing facilities & with a courtesy door beyond leading to the integral garage which has an electronically operated garage door. The rear facing bow windowed living room enjoys a feature recessed remote control gas fire with log effect & recessed ceiling lights. To the first floor are 4 bedrooms, all of good size & with the rear facing Principal bedroom overlooking the rear garden & with a beautiful 3 piece en suite shower room. The family bathroom is fitted with an attractive 4 piece white coloured suite with separate shower cubicle & co-ordinating tiled walls & floor. From the landing, a fire door gives access to the stairs leading up to the 5th bedroom. This room has sloping ceiling & with velux skylights. There is ample side storage areas. Fronting the property is gated access to the block paved driveway providing off road parking for 2/3 vehicles & in turn leading to the integral garage. To the rear of the property is a patio area with steps down to a well maintained mature lawn garden with abundance of flower & shrub borders. For the commuter this is an ideal home as the M1 motorway & Sheffield Parkway is within approx 2.5 miles whilst the M18 is about the same distance in the opposite direction passing through Wickersley. This area enjoys an abundance of Bars, shops, Restaurants & other various amenities. Very close by to the property and upon East Bawtry Road are bus services to Sheffield & Rotherham respectively. All in all a great family home.

- A very well presented 5 bedroom semi detached family home
- Superb open plan dining kitchen with log burner
- Front bay windowed dining room
- Utility Room & ground floor WC
- Principal rear bedroom with ensuite shower room
- Double bedroom to 2nd floor (attic conversion)
- Front block paved driveway for 2/3 vehicles & an EV charger point
- Beautiful rear mature garden with raised patio area
- Close to shops & amenities at The Brecks
- Internal viewing highly recommended





