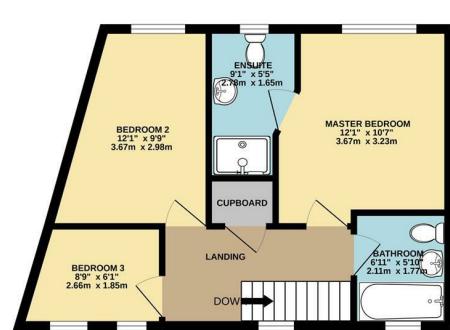


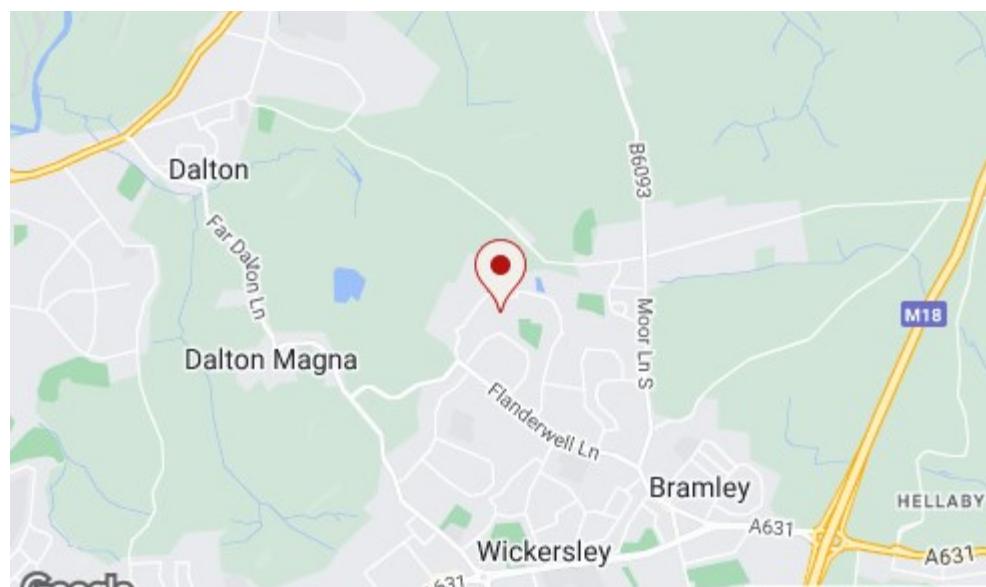
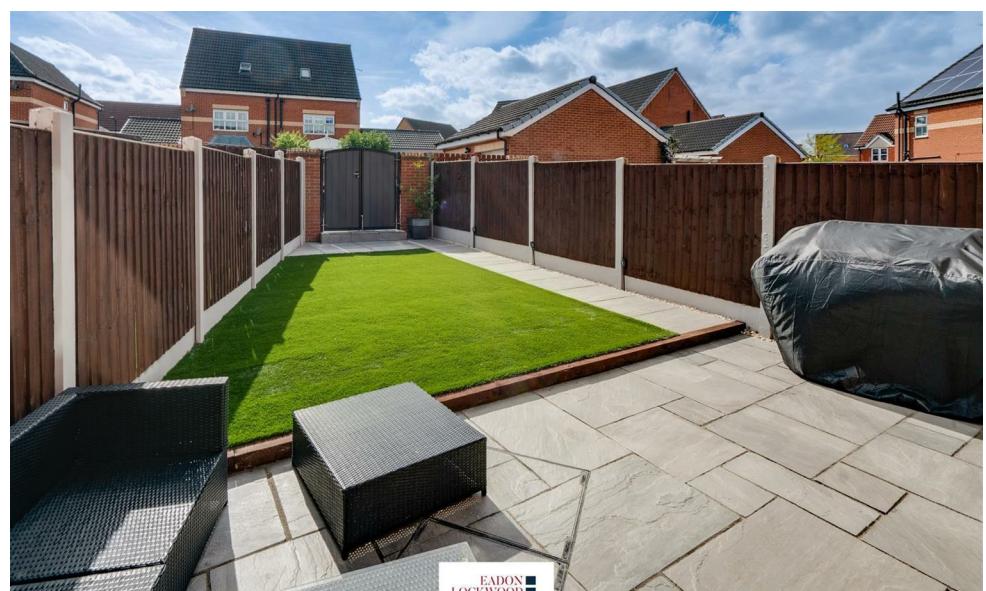
GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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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  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



EADON

4, Malvern Drive, Rotherham, S66 3XB

Guide Price £200,000

# 4 Malvern Drive, Woodlaithes, Rotherham, S66 3XB

## Description

Guide Price £200,000-£215,000

Situated upon Woodlaithes Village & close to the small arcade of shops & Woodman Pub, is this well presented 3 bedroom inner town house which benefits from a rear single garage & drive fronting it for 1 vehicle.

This tremendous property which may appeal to the first time buyers, enjoys a good size lounge/diner which our current vendors have reconfigured to make better use of this space & there are rear facing french style doors giving access to the rear garden. The kitchen enjoys an array of fitted units which also house the boiler & with a courtesy door to the rear.

To the 1st floor are 3 bedrooms, the Principal bedroom having an en suite. The family bathroom is fitted with a white 3 piece suite with shower over the bath.

Fronting the property is off road parking for a further 3 vehicles, whilst to the rear is an enclosed low maintenance garden inc. artificial grass & a lovely patio area.

Amongst the small arcade of shops upon the development is a childrens nursery & upon nearby Flanderwell Lane is the highly regarded Bramley Sunnyside J&I School. For the commuter, the M18 is close by at Hellaby/Bramley roundabout & the abundance of shops, amenities, BAr's & Restaurants in Wickersley are within 2 miles.

- A 3 bedroom inner town house
- Rear garage
- Front off road parking for 3 vehicles
- Cameras surrounding the house along with extra alarm on the back and garage
- En suite shower room to Principal bedroom
- Ground floor WC
- Family bathroom in white with shower over bath
- Low maintenance rear with artificial grass
- Close to Co-op supermarket upon Woodlaithes
- Great opportunity for the first time buyers/growing family alike

