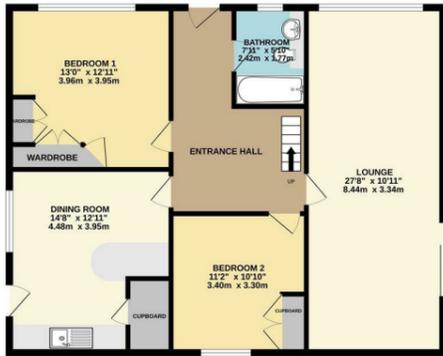


GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

**EADON**

41, Bawtry Road, Rotherham, S66 2AR

Guide Price £350,000

41 Bawtry Road, Wickersley,  
Rotherham, South Yorkshire, S66 2AR

Description  
GUIDE PRICE £350,000 - £380,000  
NO UPWARD CHAIN...

Having been occupied by the same family for approximately 50 years, is this 2 bedroom detached bungalow which is situated less than a mile from the abundance of shops, restaurants & amenities in the heart of Wickersley.

Although the property may require a degree of modernisation throughout, it offers tremendous scope & potential within & subject to the approval of relevant planning permissions, there is an opportunity to extend to a spacious 4/5 bedroom house. Currently there is a ladder leading to the loft space which is boarded along with floorboards & a rear window, This is a spacious area which could be adjusted to create a further bedroom (STPP).

Upon entering the property via the front door you are greeted via a welcoming hallway with 2 double bedrooms both with fitted wardrobes & a spacious living room. A particular feature to this room is the stone built fireplace which our vendors put in. A well lit room with windows overlooking both the front & rear together with side facing patio door onto the side patio.

The open plan dining kitchen can also be accessed via a door from the side driveway. The kitchen area houses an array of kitchen units along with a freestanding electric oven & a courtesy door through to the utility room which houses the combination boiler. The bathroom is fitted with a 3 piece suite with shower over the bath.

The property is approached via the driveway providing off road vehicular parking. There are lawned gardens to three sides along with a side crazy paved patio. (There is currently a garage in situ but unfortunately a section of the garage had a fire earlier in 2022 so the selling agents wouldn't recommend using until the purchaser has rectified.)

The property is close to local amenities & on a bus route to Wickersley & the town centre respectively. With good access to motorways links & Sheffield Parkway close by, it would make an ideal home for any commuter. There are very good Schools close by so this property could potentially appeal to the growing family too.

- A 2 bedroom detached bungalow with large boarded attic space
- LEASEHOLD / TAX BAND F
- Security alarm system
- 2 double bedrooms with fitted wardrobes
- Spacious living room with feature stone built fireplace
- Open plan kitchen diner with utility room leading off
- Spacious driveway providing off road vehicular parking
- Lawned gardens to 3 sides & patio area
- Close to the heart of Wickersleys shops & amenities
- Tremendous potential within

