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..
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ESTD 1840

102, Greenland Avenue, Rotherham, S66 7EU

Offers In The Region Of £255,000

102 Greenland Avenue, Maltby, Rotherham, S66 7EU

Description
ELR are delighted to present this beautifully extended three-bedroom semi-detached home, complete with a highly versatile self-contained annex, offering spacious and flexible accommodation perfectly suited to modern family living.
Ideally positioned in a popular and convenient location, the property benefits from close proximity to local amenities, well-regarded schools and excellent transport links.

The main residence opens with a welcoming front porch leading into a central hallway. To the front of the property is a comfortable lounge, where a feature electric fireplace creates a warm and inviting focal point. The home also benefits from a contemporary fitted kitchen with integrated appliances, complemented by an additional sitting room which seamlessly flows into the dining area, forming a bright and sociable space ideal for everyday family life and entertaining. French doors open directly onto the rear garden, while a further rear door leads to an entrance lobby, enhancing the home's practicality.

A key highlight of the property is the attached annex, offering exceptional flexibility and a wealth of potential. This largely self-contained space comprises a versatile room suitable for use as a bedroom, a cosy lounge featuring a natural fuel log burner, a kitchen, a utility room and a WC. Subject to requirements, the WC and utility area could be converted into a bathroom. There is also a garden room, further enhancing the annex's appeal. This space is ideal for multi-generational living, independent teenage accommodation, guest accommodation, or for those wishing to run a business from home.

To the first floor of the main house are three well-proportioned bedrooms, with the impressive principal bedroom benefitting from a dedicated dressing area and en suite facilities. A spacious family bathroom completes the accommodation, fitted with a corner bath and a separate shower cubicle.

Externally, the property is approached via a resin driveway providing off-road parking. To the rear is a fabulous enclosed garden, beginning with a patio area immediately outside the French doors and enjoying open views across neighbouring fields. The garden extends to include an additional patio area and a long, characterful lawn bordered by mature planting and trees, including olive, apple and pear trees. Towards the bottom of the garden is a BBQ area, a greenhouse and an additional seating area, perfectly positioned to enjoy uninterrupted countryside views and stunning sunsets.

A viewing is highly recommended to fully appreciate the space, setting and potential this impressive home has to offer. Please contact ELR today to arrange your appointment.

- Beautifully extended three-bedroom semi-detached home
- Highly versatile self-contained annex with bedroom space, lounge with log burner, kitchen, utility, WC and garden room, ideal for multi-generational living or home business use
- Contemporary fitted kitchen opening into a bright open-plan sitting and dining space
- Impressive principal bedroom with dressing area and en suite, plus a well-appointed family bathroom with bath and separate shower
- Generous enclosed rear garden with multiple seating areas, mature planting, fruit trees, open field views and stunning sunset outlook
- Solar panels paired with a storage battery for dependable, clean energy—day and night
- Freehold / Tax Band B
- Internal inspection is highly recommended