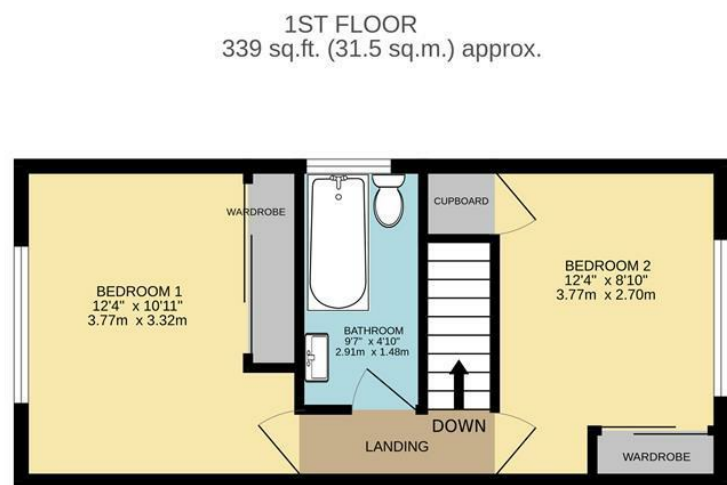
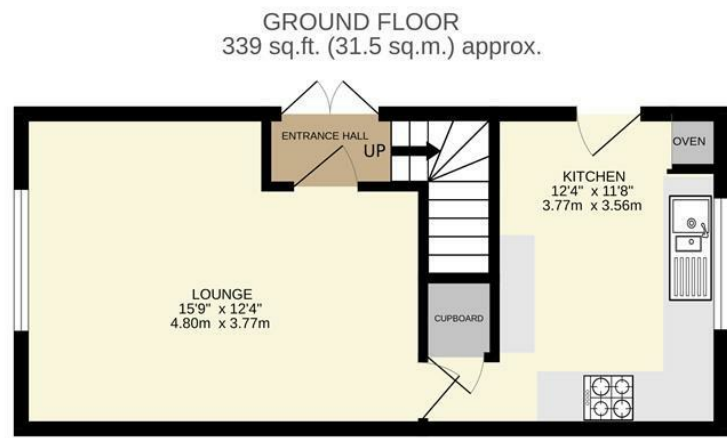




TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



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44, Upperfield Road, Rotherham, S66 8BG

Offers In The Region Of £160,000

44 Upperfield Road, Maltby, Rotherham,
S66 8BG

Description
ELR are delighted to market this beautifully presented two bedroom semi detached property, offering contemporary accommodation that is ideal for first-time buyers, young professionals or small families. Situated in a sought after residential location of Maltby, this attractive home combines modern design with practical living spaces and is conveniently located close to local amenities, reputable schools, and excellent transport links.

The spacious front facing lounge is a standout feature, offering a bright and comfortable living area enhanced by a stylish media wall and a contemporary electric fireplace, creating a perfect focal point for relaxing or entertaining.

To the rear of the property is a bright and modern fitted kitchen, designed with both style and functionality in mind. The kitchen benefits from a breakfast bar, ample storage and worktop space, and provides a wonderful setting for everyday dining and socialising. Convenient understairs storage offers additional practical space.

The first floor comprises two well proportioned bedrooms, both of which feature fitted wardrobes, ensuring excellent storage and a clean, streamlined finish. A modern family bathroom serves both bedrooms.

The secure rear garden is perfect for families, entertaining, or enjoying outdoor living. It features a paved patio area ideal for seating and dining, along with a well maintained lawned section, creating a versatile and low maintenance outdoor environment. The outside also benefits from off street parking and a car port.

This impressive home offers modern, move in ready accommodation with excellent outdoor space and parking, making it a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer.

- Two bedroom semi detached house
- Bright spacious front facing lounge with media wall feature.
- Rear facing bright modern kitchen with breakfast bar
- Two well proportioned bedrooms complete with fitted wardrobes
- Modern family bathroom complete with bath and shower
- Secure rear garden perfect for families and pets
- Off street parking with car port.
- Close to local amenities, schools and Motorway links
- Freehold/Tax Band A
- Early viewings are a must to avoid disappointment!

