

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@eir.co.uk

Hathersage
33 Townhead Road
Sheffield
Derbyshire S32 1BB
T: 01433 651888
E: peackdistrict@eir.co.uk

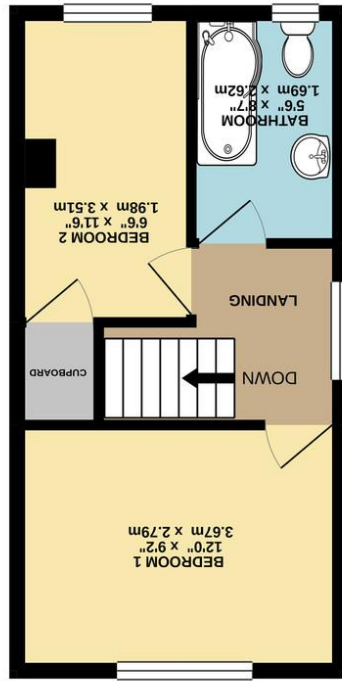
Dore
888 Ecclesall Road
Banner Cross
Sheffield
S17 3GD
T: 0114 2362420
E: dore@eir.co.uk

Banner Cross
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@eir.co.uk

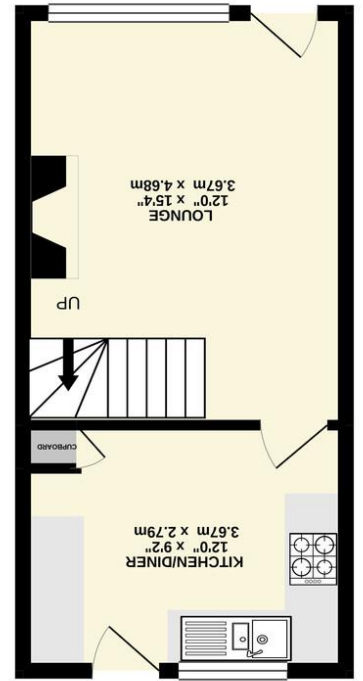
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E: bakewell@eir.co.uk



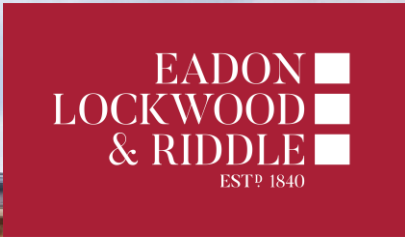
What every buyer has been able to ensure the accuracy of the floorplan created here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. These are illustrative purposes only and should be used as a guide only. Any prospective purchaser, the services, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given.
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1ST FLOOR
293 sq. ft. (27.2 sq. m.) approx.



GROUND FLOOR
287 sq. ft. (26.6 sq. m.) approx.



7 Nidderdale Place, Sunnyside, Rotherham, S66 2BW



7 Nidderdale Place, Sunnyside, S66 3LF

Of particular appeal to the first time buyers or investors alike, is this well presented 2 bedroom end town house with front storm porch & cast iron log burner to the living room. The property is situated very close to a small arcade of shops & amenities upon Flanderwell Lane where there is also the excellent Bramley Sunnyside J&I Schools. The property enjoys double glazed windows throughout together with a combination boiler to the kitchen wall. Here there is a range of fitted units in white together with an integrated washer. To the first floor is a double & single bedroom & an attractive bathroom suite inc. a 'P' shape bath with overhead electric shower to the bath. Front & rear lawned gardens, off road parking to the side of the property.

- A 2 bedroom end town house
- No upward chain
- Off road parking to the side
- Rear enclosed garden & patio
- Attractive modern bathroom suite in white
- Front storm porch
- Log burner to living room
- Rear dining kitchen with courtesy door to rear garden
- Fantastic home for the first time buyers
- Early viewing highly recommend

