

FOR SALE



East Bawtry Road, Rotherham
Guide Price £210,000


MARTIN & CO



East Bawtry Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- Three bedroom
- Extended
- No chain
- Drive
- Popular location

GUIDE PRICE £210,000 - £220,000. Nestled in the sought-after area of Rotherham, East Bawtry Road offers a fantastic opportunity to own an extended three-bedroom semi-detached home, perfect for a variety of buyers. The property, available with no chain, is ideally located for convenient access to local amenities, public transport and major commuter routes including the M1, M18 and Sheffield Parkway.

Upon entering, you are greeted by a charming front entrance porch leading into the welcoming hallway with stairs ascending to the first floor. The bay-windowed lounge, featuring a fire surround and gas fire, creates a cozy and inviting space for relaxation. The property has been thoughtfully extended to include a spacious dining room with patio doors that open directly onto the rear garden, making it an ideal spot for entertaining or enjoying family meals.

The extended kitchen is equipped with fitted wall and base units, providing ample storage and functionality for all your culinary needs. Moving upstairs, the first floor comprises three bedrooms. The master bedroom boasts a bay window and fitted furniture, enhancing the room's space and storage. There are also two additional bedrooms, one double with fitted furniture and a single room, perfect for a child's bedroom or



home office. The family bathroom is designed to cater to the needs of a busy household.

Externally, the property features meticulously maintained gardens to both the front and rear, offering attractive outdoor spaces for gardening enthusiasts or family activities. The driveway provides ample off-road parking, ensuring secure parking.

East Bawtry Road is not only a delightful home but also benefits from its prime location. The surrounding area offers a variety of local shops, schools, and recreational facilities, ensuring that all essential services are within easy reach. Excellent public transport links and proximity to major road networks make commuting effortless, whether you're heading into Rotherham, Sheffield, or beyond.

Viewing is highly recommended to fully appreciate the potential and charm of this extended three-bedroom semi-detached home. Don't miss the chance to make this property your new family home.

FRONT ENTRANCE PORCH With tiled floor, door to the entrance hall, front and side facing windows and front facing entrance door.

ENTRANCE HALL With coving to the ceiling and spindle staircase to the first floor landing.

LOUNGE With coving and rose to the ceiling. The focal point of the room is the feature fire surround which houses the gas fire and front facing bay window.

EXTENDED DINING ROOM Having coving to the ceiling. the extended area could be used as a study area or sun room with patio doors to the rear garden.

EXTENDED KITCHEN Having a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, gas cooker point, plumbing for washing machine, dishwasher, space for fridge freezer, tiled walls, side facing entrance door,



side and rear facing windows.

LANDING With coving to the ceiling, loft access and side facing window.

BEDROOM ONE A double size room with coving to the ceiling, fitted wardrobes to one wall and front facing bay window.

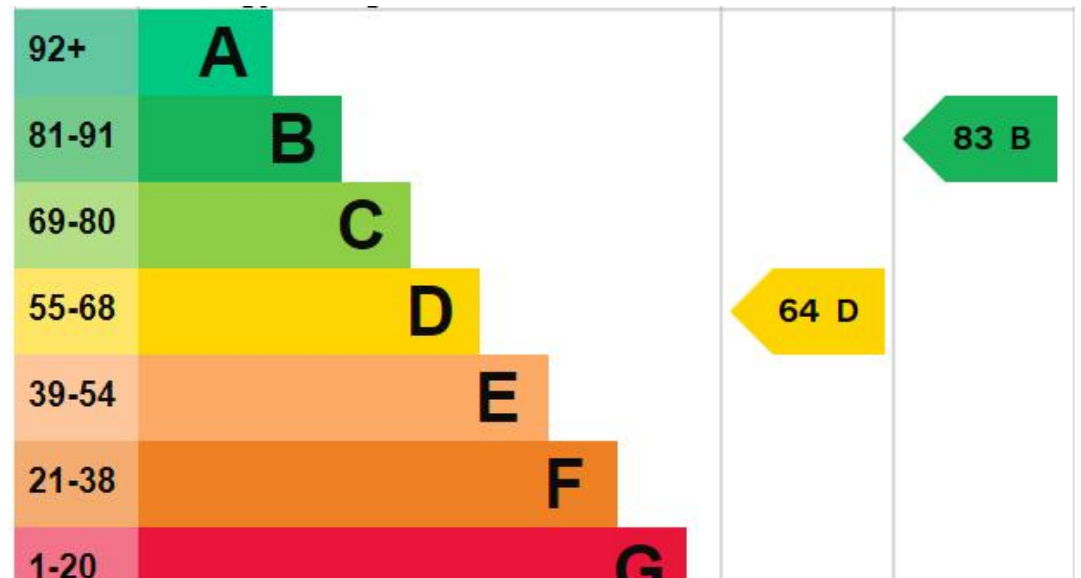
BEDROOM TWO A double size room with coving to the ceiling, fitted wardrobes to one wall and rear facing window.

BEDROOM THREE A single size room with coving to the ceiling and front facing window.

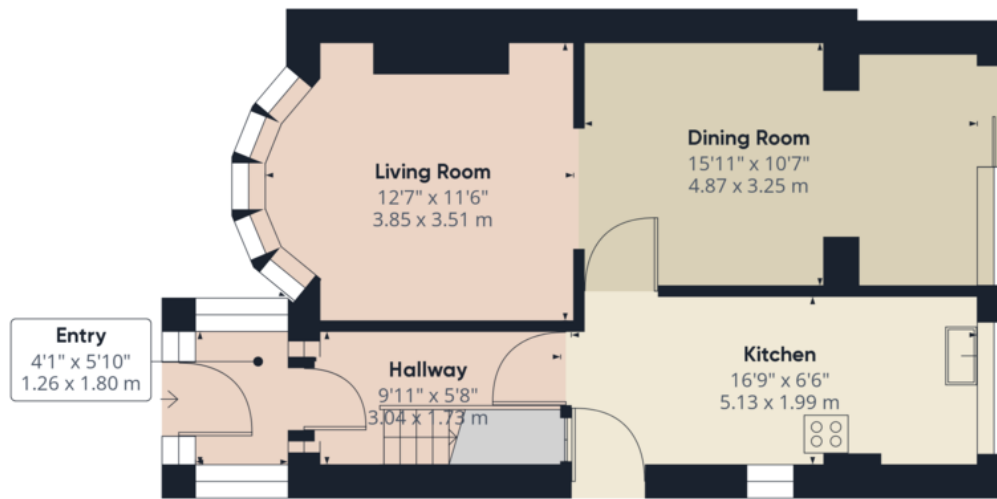
BATHROOM With a white three piece suite comprising of a low flush w.c, wash hand basin, bath with shower set over and rear facing window.

OUTSIDE To the front of the property is a garden with

mature shrubs and gated drive to the side. To the rear of the property is a beautifully maintained garden with raised patio, lush lawn with mature trees and shrubs and greenhouse.







Ground Floor



Approximate total area⁽¹⁾
840.81 ft²
78.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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