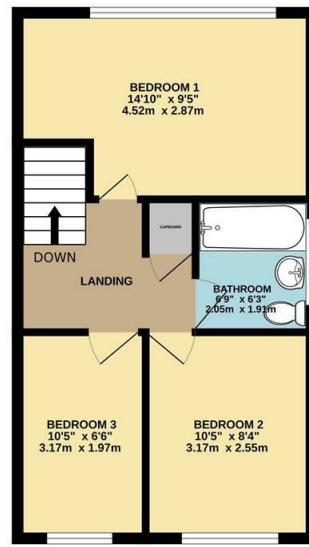


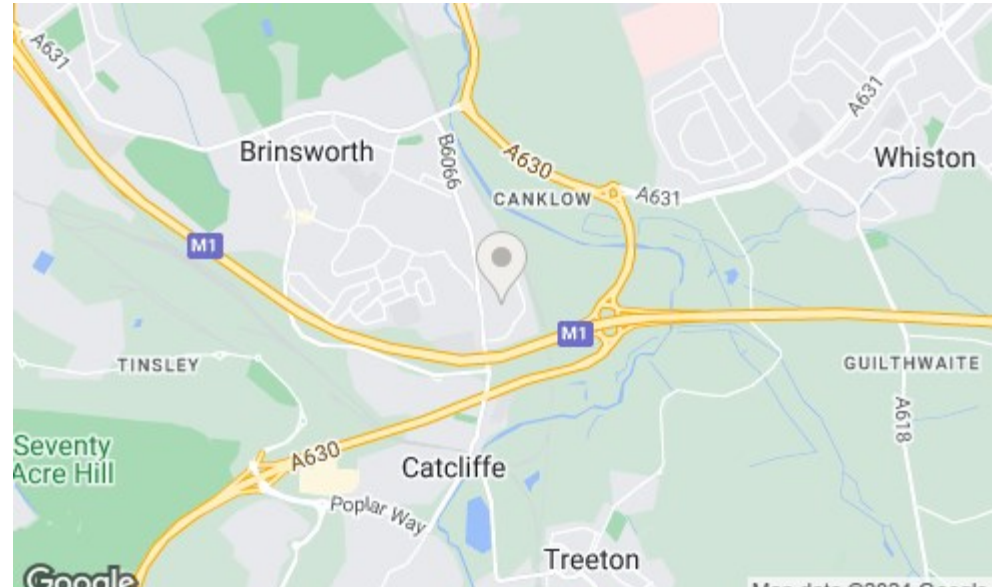
GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 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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33, Wensleydale Drive, Rotherham, S60 5JY

Offers In The Region Of £150,000

33 Wensleydale Drive, Brinsworth,
Rotherham, S60 5JY

Nestled towards the top of this cul-de-sac location, this 3-bedroom semi-detached house is a property that caters to a variety of lifestyle needs, making it an enticing prospect for first-time buyers and growing families. As you approach, you'll be greeted by the sight of both front and rear lawned gardens, a driveway that accommodates at least two vehicles, and a convenient single garage, providing ample space for your parking needs and offering possibilities for storage or workshop use. Stepping inside, you'll discover a well-appointed kitchen diner, designed with both functionality and style in mind. Fitted units provide ample storage, while an electric hob and split-level electric oven make meal preparation a breeze. A wall-mounted boiler ensures a warm and comfortable living environment, and there's even a designated space with plumbing for a washing machine. Additionally, a double-glazed door opens up to the garden and driveway, seamlessly connecting indoor and outdoor spaces. The front-facing living room is an ideal space for relaxation and gatherings, featuring a charming fireplace complete with an electric living flame-style fire, which adds warmth and ambiance to the room. Ascending to the first floor, you'll find three bedrooms that offer comfort and privacy. The bathroom is equipped with a stylish white suite, perfect for unwinding after a long day.

Beyond the comforts of the house, the location is another highlight. Just a stone's throw away, you'll discover Brinsworth Haworth Primary School on Whitehill Lane, making school runs a breeze. A nearby convenience store offers everyday essentials, enhancing your convenience. Furthermore, excellent motorway access to the M1 at junction 33 is at your fingertips, simplifying your daily commute. And for shopping and entertainment, the proximity to Meadowhall ensures you're never far from an array of options.

In conclusion, this property is more than just a house; it's a welcoming and practical home that provides a wonderful living experience. With its gardens, parking space, and convenient location near schools and major transportation routes, it's an ideal choice for those seeking a comfortable and well-rounded lifestyle. Plus, the absence of a property chain can streamline the buying process, making it even more appealing to potential buyers.

- A 3 bedroom semi detached house
- No upward chain
- Situated to a cul de sac location
- Driveway & single attached garage
- Front & rear lawned gardens
- Kitchen fitted with range of units & electric oven & hob
- Fitted feature fire to living room
- 2 double bedrooms & a single bedroom
- Great opportunity for the first time buyers or growing family
- Freehold. Council tax band A



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