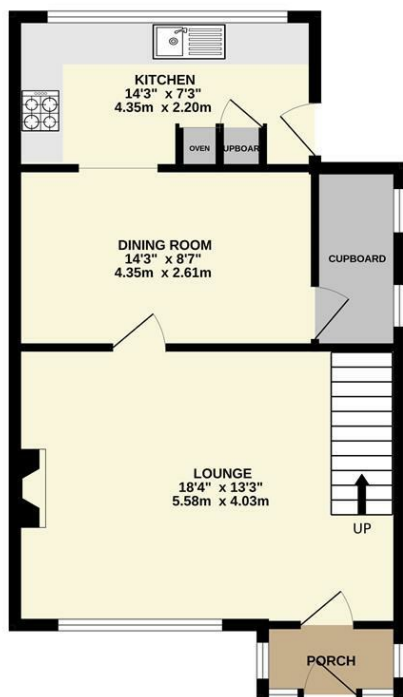


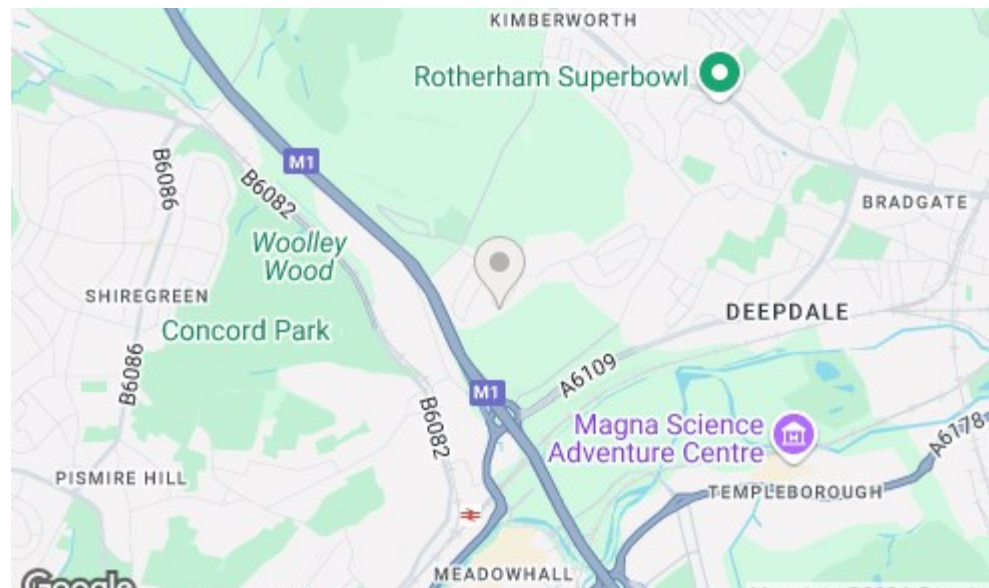
GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

EADON

64, Park View Road, Rotherham, S61 2HG

Guide Price £185,000

64 Park View Road, Rotherham, S61
2HG

DESCRIPTION
GUIDE PRICE £185,000 - £200,000

Offered with No UPWARD CHAIN is this extended THREE BEDROOM SEMI-DETACHED PROPERTY located in this popular and highly sought-after area of Kimberworth.

Situated at the top of Park View Road, it provides excellent, far reaching views over the neighbouring villages and is the dream home for first time buyers and young families.

Downstairs, enter through the charming front porch into the spacious Lounge where you will find the stairs to the first floor. Adjacent to the Lounge you will find the Dining Room that has a convenient store Room. A few steps down from the Dining Room is the contemporary Kitchen equipped with an array of wall and base units, an integrated oven and gas hob.

Upstairs there are three bedrooms, two are of double size, plus a family bathroom with a white three piece suite. The Master bedroom has the added benefit of an attached dressing room.

Outside is a single detached garage at the end of the long single driveway. The property offers both a front and back yard, beautifully landscaped with white stone, offering a low-maintenance yet aesthetically pleasing outdoor space to enjoy.

This is a great opportunity so don't delay and call us to book your viewing appointment today!

- THREE BEDROOM SEMI-DETACHED HOUSE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DETACHED GARAGE
- OFF-ROAD PARKING FOR MULTIPLE CARS
- POPULAR LOCATION
- ELEVATED POSITION WITH GREAT VIEWS
- CLOSE TO THE M1 MOTORWAY
- EARLY VIEWING HIGHLY RECOMMENDED!
- LEASEHOLD / TAX BAND B

