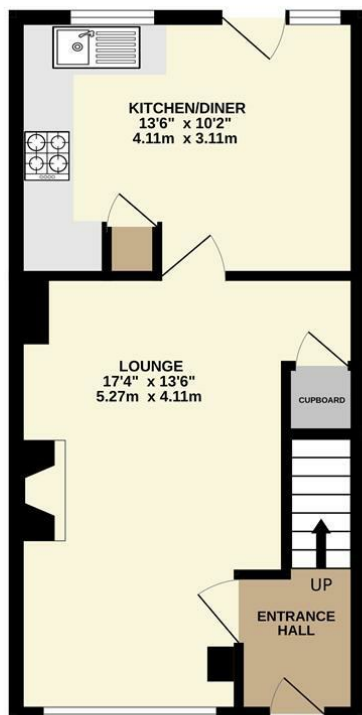
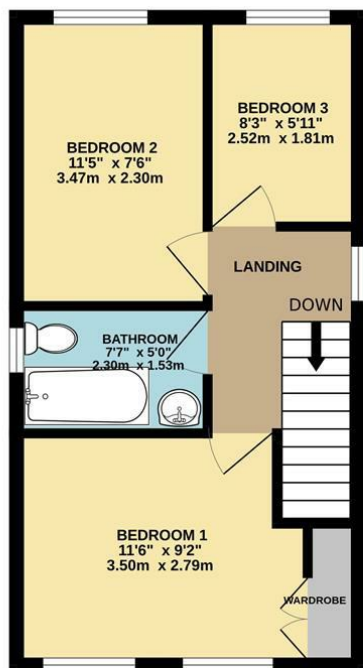


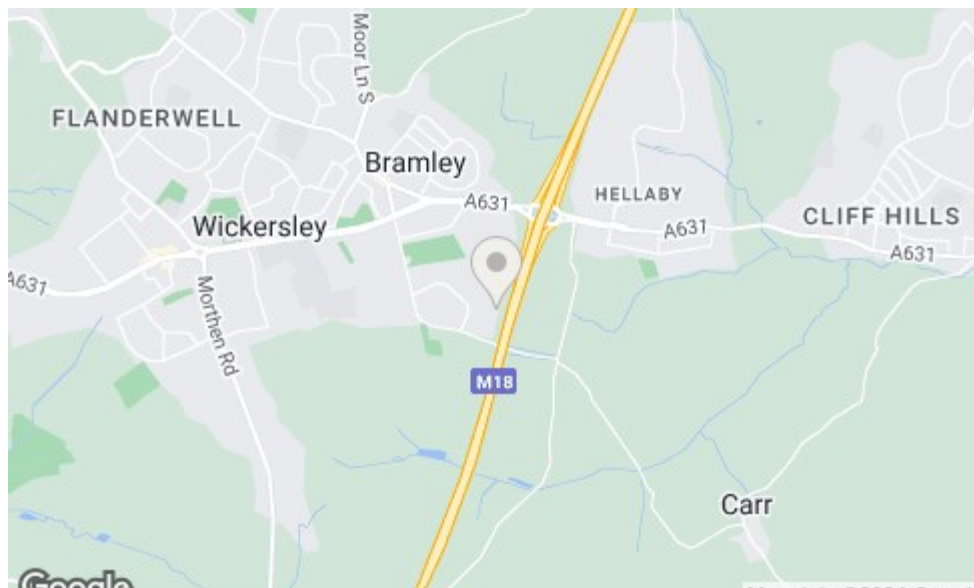
GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 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**

34, Westerton Drive, Rotherham, S66 1WY

Guide Price £250,000

34 Westerton Drive, Bramley,  
Rotherham, S66 1WY

GUIDE PRICE £250,000 - £260,000

Welcome to this delightful THREE BEDROOM DETACHED property nestled on the highly sought-after Broadlands Estate. Offering convenience and comfort, this home provides a cosy haven in a prime location, perfect for couples and families seeking a tranquil yet accessible lifestyle.

This FABULOUS property is conveniently located in a quiet cul de sac close to all the local amenities, ensuring you have easy access to the shops, M1/M18 motorway network, transport links and within the catchment area of the highly regarded Wickersley Academy.

Step inside to find a welcoming and spacious lounge with a focal fireplace, ideal for relaxed evenings with family and friends. The SUPERB modern kitchen-diner offers ample space for cooking and dining, complete with integrated oven, gas hob and ample wall and base units.

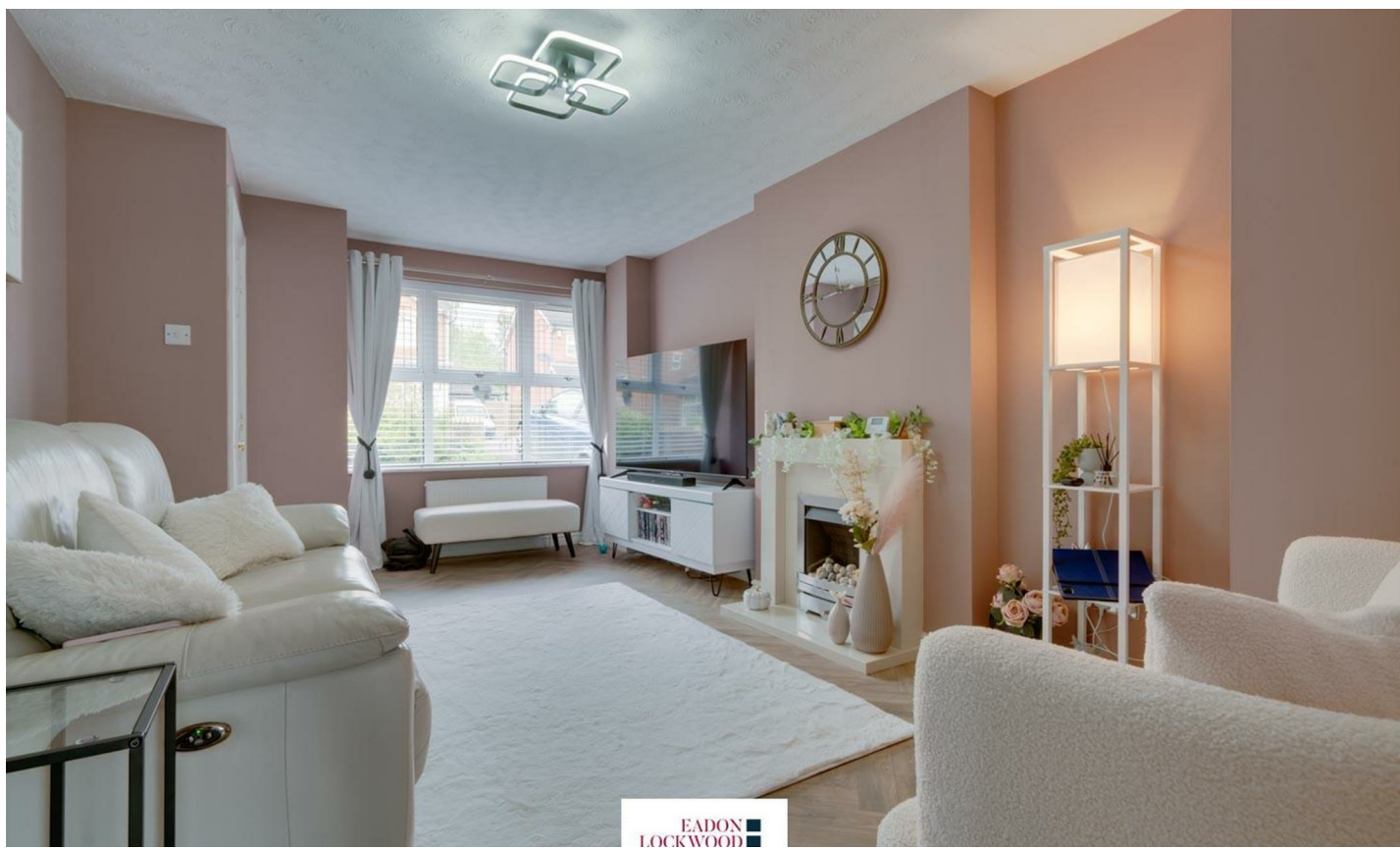
Upstairs, you'll find three bedrooms, including two doubles and a single with a built-in wardrobe to the master. The STUNNING family bathroom features a pristine white three-piece suite with an electric shower over the bath, providing a peaceful retreat.

Step outside to your well-maintained enclosed rear garden, featuring two lovely patio areas for outdoor relaxation and enjoyment. Located to the side of the property are two parking spaces, providing ease and accessibility for you and your guests.

Benefit from the convenience of a recently installed combination boiler and new fascia's and guttering all within the last twelve months, ensuring comfort and peace of mind for years to come.

Don't miss out on the opportunity to make this exceptional property your new home. Call us today to schedule a viewing!

- BEAUTIFUL THREE BEDROOM DETACHED PROPERTY
- PERFECT FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- QUIET CUL DE SAC LOCATION
- CATCHMENT FOR WICKERSLEY ACADEMY
- CLOSE TO THE M1/M18 NETWORK
- RECENTLY INSTALLED COMBI BOILER
- NEW FACIA'S AND GUTTERING
- FREEHOLD / TAX BAND C
- EARLY VIEWING HIGHLY RECOMMENDED



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