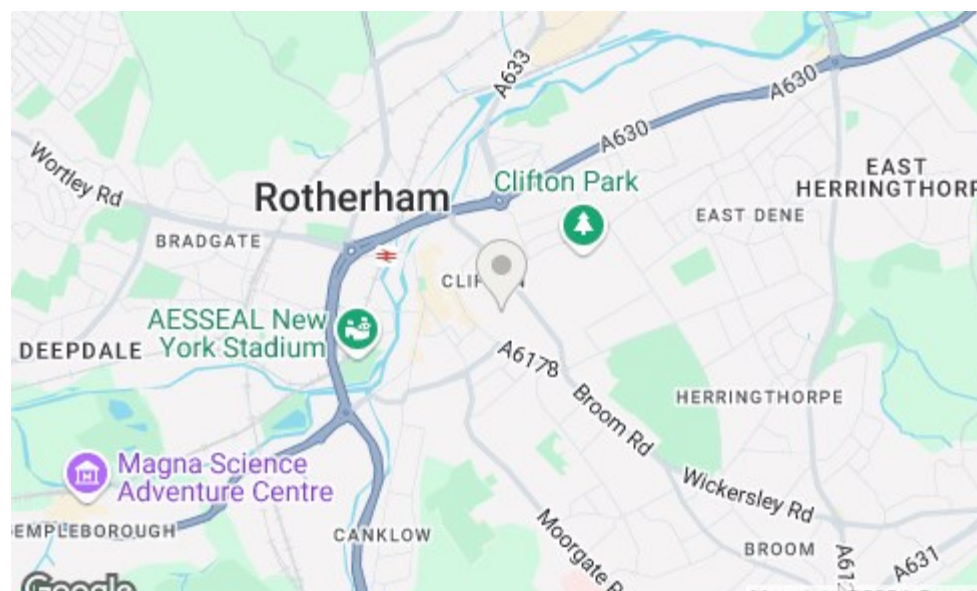
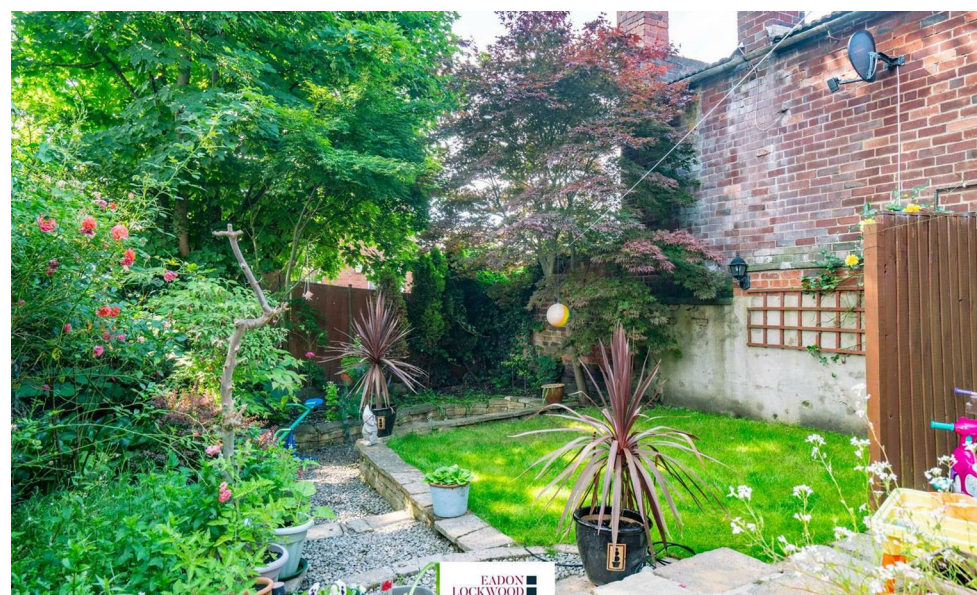




TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.

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.  
Made with Metrepro 11/2021.



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

**EADON**

23, Clifton Bank, Rotherham, S60 2NA

Guide Price £255,000



23 Clifton Bank, Wellgate, Rotherham,  
South Yorkshire, S60 2NA

Description

Guide Price - £255,000 - £265,000

Nestled on the charming Clifton Bank is this exquisite five-bedroom semi-detached house is a true gem waiting to be discovered. Dating back to 1880, this period Grade II listed building boasts over 1,300 sq ft of living space spread across three floors.

As you step inside, you are greeted by two spacious reception rooms that offer the perfect setting for entertaining guests or simply unwinding after a long day. With five generously sized bedrooms, there is ample space for a growing family or visiting guests.

Though there is only one bathroom, the potential for creating additional facilities is vast, allowing you to tailor this property to suit your needs perfectly.

One of the standout features of this property is the potential for off-road parking, a rare find in such a desirable location.

To truly grasp the beauty and potential of this property, a viewing is highly recommended. Don't miss this opportunity to own a piece of history and create a home filled with character and charm.

- A DELIGHTFUL FIVE BEDROOM PERIOD PROPERTY
- ACCOMMODATION SET OVER 3 FLOORS
- REAR ENCLOSED GARDEN AND PATIO
- TWO GENEROUS RECEPTION ROOMS
- STUNNING BESPOKE DINING KITCHEN
- PERFECT HOME FOR A GROWING FAMILY
- DECEPTIVELY SPACIOUS THROUGHOUT
- RESIDENTS PARKING AND POTENTIAL FOR OFF ROAD PARKING
- CENTRAL LOCATION, IDEAL FOR COMMUNTING
- FREEHOLD / TAX BAND A

