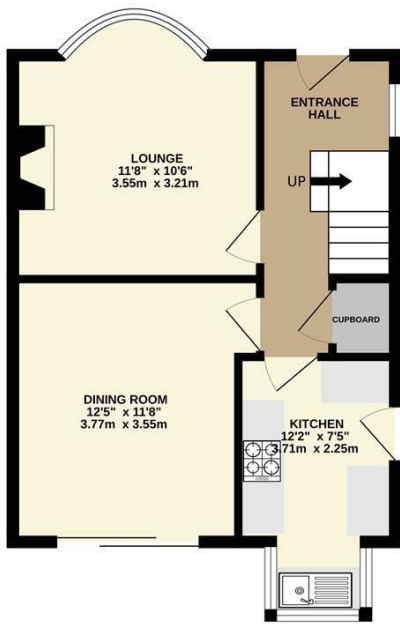
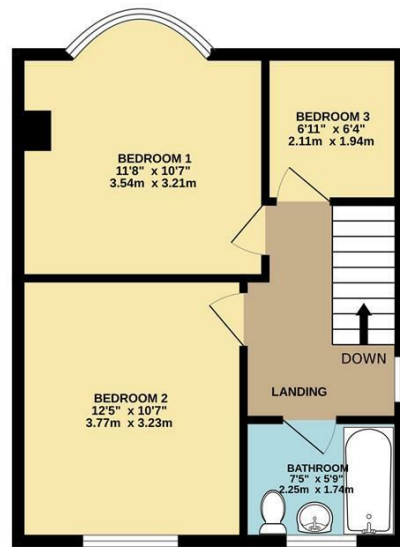


GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 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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& RIDDLE**  
ESTD 1840



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LOCKWOOD  
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LOCKWOOD  
& RIDDLE**

46, Barrie Grove, Rotherham, S66 8HH

Guide Price £175,000



46 Barrie Grove, Hellaby, Rotherham,  
S66 8HH

**Description**

Guide Price £175,000 to £180,000

Located in Hellaby is this pleasant three-bedroom semi-detached house property. Offering much potential and being a great buy particularly for a First Time Buyer.

One of the standout features of this property is its potential for extension, allowing you to tailor the space to suit your needs and preferences. Whether you're looking to create a home office, a playroom for the little ones, or simply expand your living area, the possibilities are endless.

Conveniently located near the M1/M18 motorway network, commuting will be a breeze, making this home ideal for those who need easy access to major roadways. Additionally, being close to both Wickersley and Maltby provides you with a range of amenities, from shopping to dining options, right at your fingertips.

Nature enthusiasts will appreciate the proximity to a delightful park and various walking trails, perfect for leisurely strolls or picnics on sunny days. This serene setting offers a peaceful retreat from the hustle and bustle of everyday life.

Whether you're a first-time buyer looking to step onto the property ladder or searching for a cozy starter home, this property ticks all the boxes. Don't miss out on the opportunity to make this charming house your own and create a lifetime of memories in this welcoming community.

- Viewing Advised to Appreciate the Potential
- Great Location, Ideal for the M18/M1 Motorway Network
- Off Road Parking and a Detached Garage
- Would Make A Great Starter Home
- Two Reception Rooms and Well Presented Kitchen
- Easy Access to both Wickersley and Maltby

