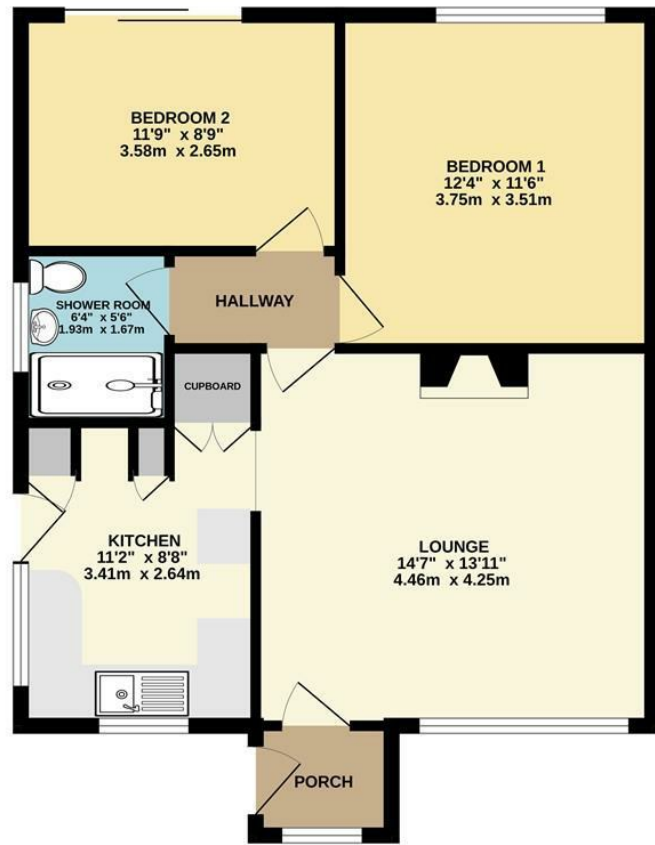


GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA - 624 sq.ft. (58.0 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.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



5, Balmoral Way, Rotherham, S66 3QD

Asking Price £200,000

5 Balmoral Way, Bramley, Rotherham,
S66 3QD

Description

Set in the sought-after area of Bramley, this charming two-bedroom detached bungalow is a must-see. Offering a unique blend of charm, convenience, and potential, it presents a fantastic opportunity for those looking to downsize or start fresh in a peaceful, desirable neighbourhood. With the benefit of no onward chain, moving in is straightforward, allowing buyers to make it their own from the moment they arrive.

The bungalow features two spacious double bedrooms, thoughtfully designed to provide comfort and relaxation. Whether you need a guest room, home office, or simply a serene personal retreat, these versatile rooms can adapt to various lifestyles. The single-level layout is perfect for those seeking a low-maintenance living space, making it ideal for individuals or couples.

A key feature of this property is its ample off-road parking and detached garage, offering both convenience and security. The generous driveway accommodates multiple vehicles, ideal for families or those who enjoy entertaining guests.

What truly makes this bungalow stand out is its potential for personalisation and expansion. While already a lovely home, there's room to enhance and transform the space. Whether you envision extending the layout, adding a conservatory, or reimagining the garden, the possibilities for customization are endless. The property's plot offers the scope for further development if desired.

The outdoor area provides a peaceful retreat, with a manageable garden that offers privacy without the burden of high maintenance. Whether you're a gardening enthusiast or simply enjoy outdoor relaxation, this space can easily become your personal haven.

Balmoral Way is located in one of Bramley's most desirable areas, known for its quiet, community-driven atmosphere. Local amenities, including shops, cafes, and essential services, are within easy reach, ensuring everything you need is close by. For outdoor lovers, nearby parks and green spaces offer plenty of options for leisurely walks and nature activities. Excellent transport links provide easy access to Rotherham town centre and surrounding cities, offering both convenience and connectivity.

Viewing is highly recommended to appreciate the full charm and potential of this bungalow. More than just a house, it's a blank canvas ready to be tailored to your vision. Whether you're seeking a peaceful retreat or a project with plenty of room to grow, this property offers an incredible chance to live in one of Bramley's most sought-after locations.

- Two Double Bedroom detached Bungalow
- Generous Plot with Off Road Parking and Garage
- Perfect for those Looking to Downsize
- Available with No Onward Chain
- FREE HOLD / TAX BAND C

