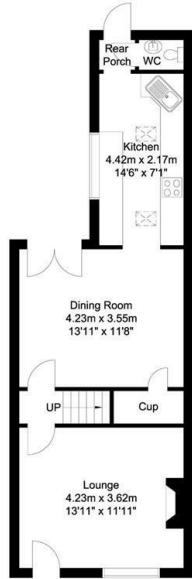
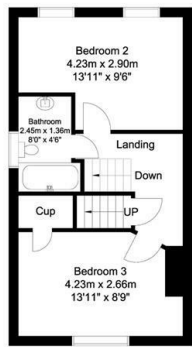


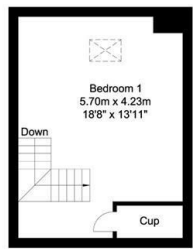
Ground Floor  
46 sq m/495.13 sq ft  
Approx.



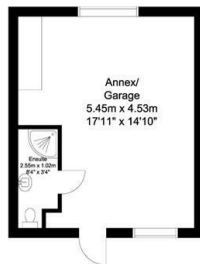
First Floor  
35 sq m/376.73 sq ft  
Approx.



Second Floor  
24 sq m/258.33 sq ft  
Approx.



Outbuilding  
25 sq m/269.09 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/metreage if quoted on this plan. CP Property Services ©2024.



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

9, Gillott Lane, Rotherham, S66 1EH

Guide Price £280,000

9 Gillott Lane, Wickersley, Rotherham,  
S66 1EH

**Description**  
Guide Price £280,000 to £290,000  
Set in a highly sought-after location, this beautifully extended three-bedroom, two-bathroom semi-detached home offers versatile living space spread across three floors. With the added bonus of a spacious garage/annexe, this property has great potential for multi-generational living or can easily be converted back into secure off-road parking.

Featuring gas central heating and double glazing throughout, the home includes two generously sized reception rooms, ideal for family gatherings or entertaining. The south-facing rear garden captures plenty of sunlight, providing the perfect space for outdoor relaxation. Whether you're a first-time buyer or a growing family, this property is a must-see.

On the ground floor, you'll find a cozy lounge, a separate dining area, a well-equipped kitchen, and a convenient cloakroom/WC. The first floor offers two comfortable bedrooms and a modern family bathroom, while the top floor provides an additional third bedroom, offering extra privacy and flexibility.

The large garage/annexe includes its own shower room, making it perfect for guest accommodation, a home office, or an independent living space for extended family members.

This property is ideally located, with easy access to excellent village amenities, highly regarded schools, scenic countryside walks, and major transport routes, including the M18 and M1 motorways. It strikes the perfect balance between rural charm and modern convenience. Don't miss your chance to view this versatile and beautifully situated home.

- Three Bedroom, Two Reception Room Semi Detached
- Stunning Throughout
- South Facing Garden
- Large garden room/Annexe
- Desirable Location, Close to Numerous Amenities

