



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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
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& RIDDLE**
ESTD 1840



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125, Doncaster Road, Rotherham, S65 2BN

Offers In The Region Of £215,000

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Description
This classic 1930s semi-detached property combines timeless character with tremendous potential for modern family living. Offering a spacious layout with three generous bedrooms, two reception rooms, both of which have bay windows This home is nestled within beautifully maintained front and rear gardens that are ideal for both relaxation and entertaining, in addition to an original air raid shelter!

Inside, you'll find a welcoming entrance hall that leads to a bright, airy lounge and a formal dining room – perfect for family gatherings. The kitchen provides a practical space that could easily be adapted to a modern open-plan layout, making it the heart of the home. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC, offering ample space for family members and guests alike.

One of this home's standout features is its superb south-facing rear garden. With mature plantings and well-established landscaping, the garden provides a private oasis for outdoor dining, gardening, or simply enjoying the sun. The property also benefits from a driveway to the side, leading to a detached garage at the rear, providing both convenience and ample storage. A brick built outbuilding also offers further scope.

Set in a desirable and convenient location, this charming home is just a short distance from local amenities, Clifton Park, and the town centre, offering a blend of community and accessibility. With no upward chain, this property is ready for its next owners to make it their own – whether you're looking to preserve its period charm or undertake modern renovations, this home has everything to offer.

Don't miss out on this rare opportunity to own a piece of 1930s character with scope for transformation. Book a viewing today!

- Classic 1930s semi-detached home with charming period features and air raid shelter!
- Spacious layout with three bedrooms and two reception rooms.
- Bright lounge and formal dining room, ideal for family gatherings.
- Potential for a modern open-plan kitchen, perfect for family living.
- Expansive, well-maintained south-facing garden with mature landscaping.
- Driveway with side access leading to a detached garage at the rear.
- Conveniently located near local amenities, Clifton Park, and the town centre.
- Built in Full House Alarm
- No upward chain – ready for new owners to add their own style!

