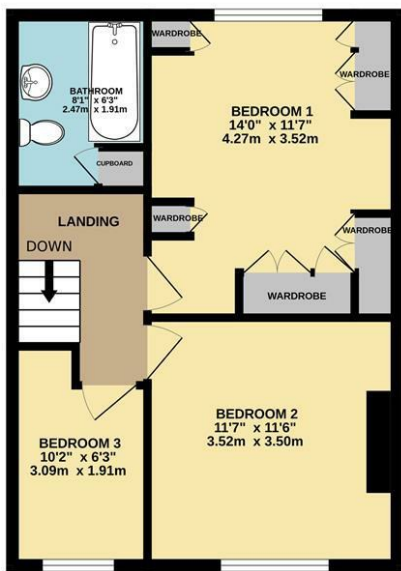
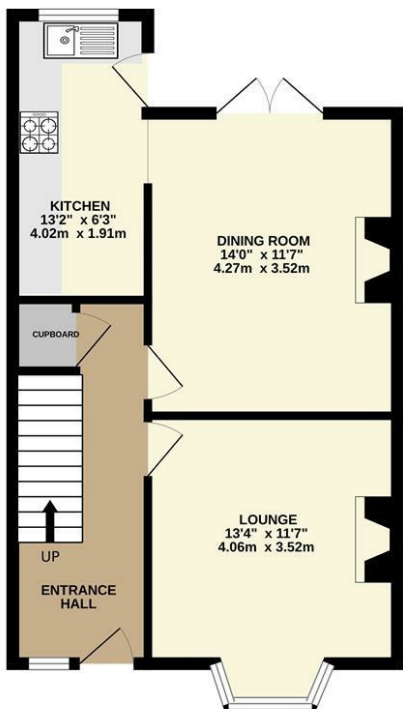


GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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 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 Metropix 6/2025



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2, Summer Field, Rotherham, S65 1DR

Offers In The Region Of £180,000



2 Summer Field, Rotherham, S65 1DR

**Description**  
Situating on a peaceful and family-friendly private road within a cul-de-sac, this charming three-bedroom home presents a unique opportunity for buyers seeking a blend of comfort, practicality, and a stress-free move. With the added advantage of no onward chain, this property is perfect for those looking to move quickly and efficiently.

The home features two generously sized reception rooms, providing a versatile layout that can be tailored to suit your lifestyle. Whether you desire a cozy lounge for relaxation, a formal dining space for entertaining, or even a home office or playroom, the options are endless. The private rear garden enhances the appeal of the property, offering a serene space ideal for outdoor gatherings, children's play, or simply unwinding after a busy day.

Practicality is a key feature of this home, with off-road parking for two vehicles located at the front, ensuring convenience for both residents and visitors. Positioned in a quiet cul-de-sac on a private road, the property benefits from minimal traffic and a safe, community-focused environment, making it particularly appealing to families. Despite its tranquil setting, the location offers easy access to local amenities, schools, parks, and excellent transport links, providing the perfect balance of peace and practicality.

With its inviting atmosphere, versatile living spaces, and move-in-ready condition, this home represents an outstanding opportunity for buyers. Viewing is highly recommended to appreciate everything it has to offer. Don't miss your chance to make this delightful property your own—contact us today to arrange a viewing.

- Situating on a Private Road and Available with No Onward Chain
- Situating in a peaceful cul-de-sac with a family-friendly, community-focused atmosphere.
- Features two versatile reception rooms ideal for relaxation, entertaining, or a home office.
- Includes a private rear garden, perfect for outdoor gatherings and unwinding.
- Off-road parking for two vehicles adds convenience for residents and visitors.
- Close to local amenities, schools, parks, and transport links, balancing tranquility with practicality.

