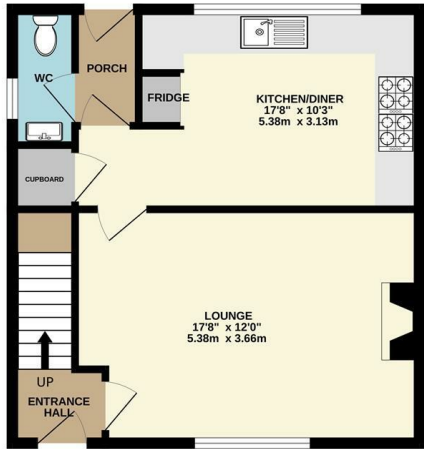
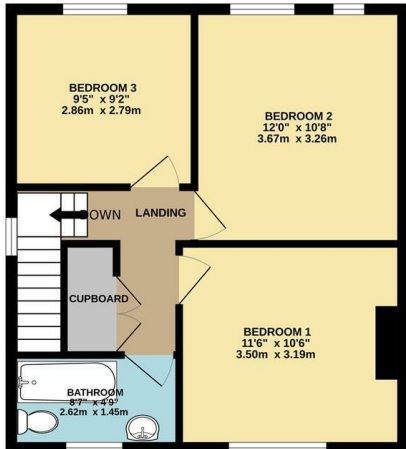


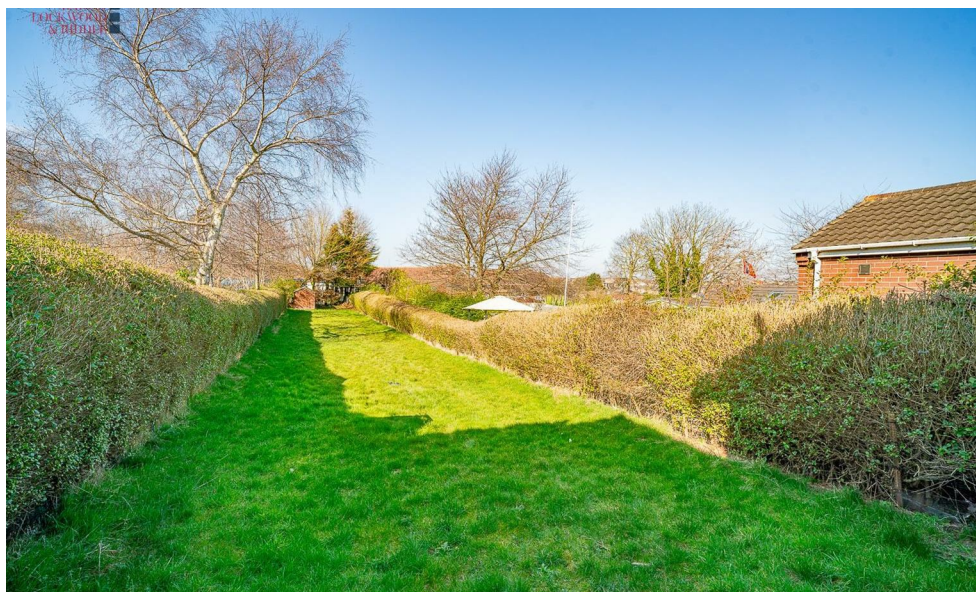
GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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



20, Flanderwell Avenue, Rotherham, S66  
2QN

Offers In The Region Of £185,000



20 Flanderwell Avenue, Bramley,  
Rotherham, S66 2QN

**Description**  
**OPEN DAY TODAY 11:00 to 12:30** - Feel free to view in a relaxed environment - Available with No Onward Chain, this well-presented three-bedroom semi-detached home is a fantastic opportunity for first-time buyers, investors, and those looking for a property with potential. Situated in a highly sought-after Bramley location, this home offers the chance to settle into a friendly, well-connected neighbourhood, making it an excellent choice for families, professionals, and those wanting a balance of convenience and community.

As you step inside, you'll be welcomed into a spacious and inviting lounge at the front of the property—a perfect space to relax, unwind, or entertain guests. Whether you're enjoying a quiet evening, hosting friends, or spending quality time with family, this room provides the ideal setting. Moving towards the back of the home, the dining kitchen offers a generous space for everyday meals and special occasions. Designed for both functionality and comfort, it features ample room for dining and food preparation, making it the heart of the home. Whether you love to cook, gather with loved ones, or enjoy weekend breakfasts together, this kitchen provides the perfect space. For added convenience, a downstairs WC makes busy mornings easier and adds extra practicality to the home.

To the first floor are three well proportioned bedrooms including a larger than average bedroom three and the house bathroom.

One of the standout features of this property is the large rear garden, which offers a wealth of possibilities for outdoor living. Whether you envision it as a secure and spacious play area for children, a space for summer BBQs with friends and family, or a tranquil retreat for relaxation, this garden provides the perfect backdrop. With ample room for gardening enthusiasts to cultivate plants and flowers, or for those who simply enjoy outdoor living, this space truly enhances the home's appeal.

Beyond the home itself, the location is another major advantage. Situated within easy reach of well-rated primary and secondary schools, this property is an excellent choice for families looking to provide their children with a quality education close to home. For commuters, the area is well-connected, offering excellent transport links to Rotherham, Sheffield, and surrounding areas, whether you travel by car, bus, or train. This means getting to work, school, or leisure activities is effortless. In addition, essential amenities such as supermarkets, shops, and local services are all within close proximity, making day-to-day living convenient and stress-free.

More than just a place to live, this neighbourhood fosters a genuine sense of community, with nearby parks, green spaces, and local events bringing neighbours together. Whether you enjoy peaceful walks, outdoor activities, or simply being part of a welcoming environment, Bramley offers a lifestyle that combines suburban charm with modern convenience.

With its spacious living areas, well-equipped kitchen, generous garden, and prime location, this home presents a fantastic opportunity for those looking to step onto the property ladder, invest in a highly sought-after area, or find a home with room to grow. Don't miss out—book your viewing today and see the potential for yourself!

- OPEN DAY TODAY - 11:00 to 12:30
- Well-presented three-bedroom semi-detached home with no onward chain
- Large dining kitchen with ample space for family meals and gatherings
- Generous rear garden – ideal for children, outdoor dining, or gardening enthusiasts
- Convenient downstairs WC plus a well-proportioned family bathroom
- Sought-after Bramley location with excellent schools, transport links, and local amenities nearby

