



TOTAL FLOOR AREA: 656 sq.ft. (60.9 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 ©2025

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



38, Meadowgates, Rotherham, S63 8HX

Guide Price £145,000

38 Meadowgates, Bolton-Upon-Dearne,
Rotherham, S63 8HX

Description
Guide Price £145,000 to £150,000 - Situated on a peaceful cul-de-sac, this well-presented three-bedroom semi-detached home is a fantastic opportunity for first-time buyers or growing families. Offering a blend of comfort, convenience, and modern living, this property is perfectly positioned close to local schools, shops, and essential amenities, making everyday life effortless.

Upon entering, you are welcomed into a bright and inviting space that immediately feels like home. The generous living area provides the perfect setting for relaxation. Large windows allow natural light to flood the room, creating a bright and airy atmosphere.

The kitchen and dining area is thoughtfully designed with both style and practicality in mind. Featuring a modern range of fitted units, integrated appliances, and ample worktop space, it caters to all your cooking needs. There is also room for a dining table, making it an ideal space for family meals or entertaining guests. A rear door provides easy access to the garden, seamlessly blending indoor and outdoor living.

Upstairs, the property boasts three bedrooms, each offering a comfortable and versatile space to suit your needs. Whether you're looking for a peaceful retreat, a stylish guest room, or a functional home office, this home has the flexibility to adapt to your lifestyle. The family bathroom is tastefully finished, featuring a bath with an overhead shower, a sleek vanity unit, and contemporary tiling.

Outside, the home continues to impress. The front garden adds to the property's curb appeal, while the driveway to the side provides convenient off-road parking. The rear garden is fully enclosed, offering a safe and private space for children to play or for hosting summer barbecues. A well-maintained lawn and a handy garden shed add to the practicality of the outdoor space.

Situated in a sought-after location, this home enjoys excellent transport links and easy access to nearby schools, making it a perfect choice for families. With local shops, parks, and amenities just a short distance away, everything you need is within reach.

- **Peaceful Location:** Situated on a quiet cul-de-sac, ideal for families.
- **Spacious Living Area:** Bright and airy, perfect for relaxation.
- **Modern Kitchen/Dining:** Stylish fitted units, integrated appliances, and garden access.
- **Three Versatile Bedrooms:** Adaptable for a retreat, guest room, or home office.
- **Private Outdoor Space:** Enclosed rear garden, lawn, and handy shed.
- **Convenient Amenities:** Close to schools, shops, parks, and transport links.

