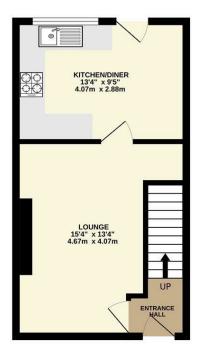
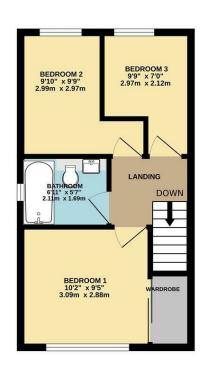
GROUND FLOOR 325 sq.ft. (30.2 sq.m.) approx. 1ST FLOOR 331 sq.ft. (30.7 sq.m.) approx.

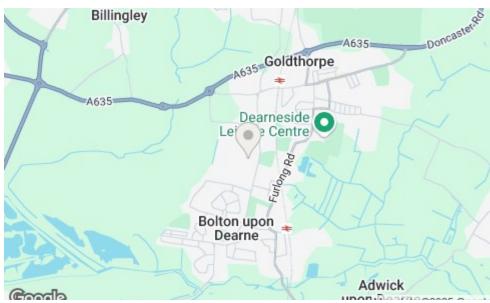




TOTAL FLOOR AREA: 1656 s.g.ft. (6.0.9 s.g.m.) approx.

While seep states has been made to sease the accusage of the floogian constant here, measurements of done, windows, rooms and any other terms are approximate and no responsibly is taken for any error, mission or mis-statement. This plain is for disturbance purpose only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Bakewell

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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 supported with a ffortless. everyday life effortless.

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
- 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









