



TOTAL FLOOR AREA: 1594 sq.ft. (148.0 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.
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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

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12, Hawthorn Avenue, Rotherham, S66 8BT

Guide Price £250,000

12 Hawthorn Avenue, Maltby,
Rotherham, S66 8BT

Description
Guide Price £250,000 to £275,000 - This exceptional three-bedroom detached family home, offered with no onward chain, is located on one of Maltby's most desirable roads. Elegantly designed to balance modern living with practicality, it's the perfect choice for families or those seeking extra space. Spanning three floors, the property offers a spacious and versatile layout that blends style and functionality, presenting a fantastic opportunity for buyers.

Upon entering, you're greeted by a bright and welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a generously sized lounge, complete with a contemporary media wall—ideal for cozy family movie nights or entertaining guests. Adjacent to the lounge is a separate dining room, providing a dedicated space for family meals or special occasions. The kitchen is well-equipped with ample counter space and storage, making it perfect for both everyday cooking and hosting. A utility area on the lower level adds practical convenience for laundry and storage.

Upstairs, the home offers three spacious double bedrooms, each flooded with natural light, creating comfortable retreats for all family members. The sleek, modern family bathroom is beautifully appointed with high-quality fixtures, offering a relaxing space to unwind.

One of the standout features of this property is the large garage, complemented by an adjoining workshop—perfect for DIY enthusiasts or anyone in need of extra storage or workspace. Additionally, the property boasts a spacious driveway, capable of accommodating multiple vehicles, making it ideal for busy households or guests.

The south-facing rear garden is a real gem, offering a sunny, private outdoor space perfect for family activities, barbecues, or quiet relaxation. The well-maintained lawn and generous area for outdoor seating make it ideal for both entertaining and unwinding.

The location adds further appeal. Within walking distance are a variety of local amenities, including schools, shops, supermarkets, and popular pubs. Commuters will appreciate the property's proximity to the M18 and M1 motorways at Hellaby, just a five-minute drive away, offering excellent transport links to nearby cities and beyond.

This stunning detached home combines generous living spaces, modern comforts, and a prime location, making it an ideal forever home. Early viewing is highly recommended to appreciate all that this property has to offer. Don't miss the chance to make it your own!

Please note: The property is classified as leasehold; however, an indemnity policy is in place due to the absence of a landlord, and no ground rent is currently paid. Prospective buyers are welcome to review copies of the policy at our office.

- Fantastic Three Double Bedroom Detached Family Home
- Accommodation set over Three Floors
- Two Reception Rooms and a Well Proportioned Kitchen
- Lower Ground Floor Garage and Large Workshop
- Off Road Parking for Multiple Cars
- Ideal for those needing access to the Motorway Network
- LEASEHOLD / TAX BAND D

