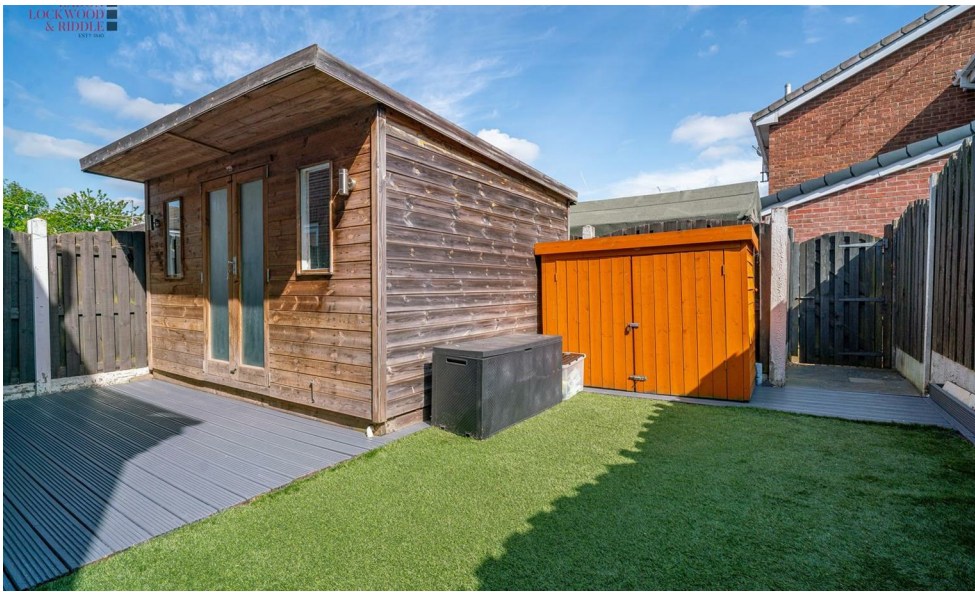


TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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.

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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

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



55, Nidderdale Place, Rotherham, S66 3LF

Guide Price £200,000

55 Nidderdale Place, Sunnyside,
Rotherham, S66 3LF

Guide Price £200,000 - £220,000

This beautifully presented three-bedroom extended semi-detached home is located in a highly sought-after area, ideally placed for access to local schools, shops, and excellent transport links. Offering spacious and versatile accommodation throughout, this property is perfect for families or those simply seeking more room in a well-connected location.

Upon entering, you're welcomed by a useful entrance porch which leads into the spacious and stylish front-facing lounge. Bright and inviting, this room also features the staircase to the first floor and provides access to a generously sized dining room. This adaptable space can be used as a second sitting room, playroom, or home office, depending on your needs.

At the heart of the home is the impressive kitchen diner. Fitted with a large range of modern grey shaker-style wall and base units, it includes a breakfast bar, a striking range cooker with a designer back panel, and an extractor hood. The Karndean flooring adds both practicality and style, creating a perfect space for entertaining and family meals.

Upstairs, the master bedroom is tastefully finished and features sleek fitted sliding wardrobes along with a wall-mounted TV. There are two further well-sized bedrooms, both thoughtfully decorated to a high standard. The main bathroom is beautifully designed with a panelled bath, a large walk-in shower, a low-level WC, and a vanity unit with storage. A separate WC adds further convenience to the first floor.

Outside, the front of the property benefits from a driveway providing off-road parking and a neat lawned garden. To the rear, you'll find a fantastic low-maintenance outdoor space with a decked patio area wrapping around an artificial lawn, all fully enclosed with gated rear access.

An outstanding additional feature of this property is the superb detached mancave or gym. Fully powered and plumbed, with spot lighting, two front-facing UPVC windows, and French doors, this versatile space is perfect as a home gym, office, studio, or entertaining area.

This is a truly fabulous home that's ready to move into, offering stylish accommodation and excellent outdoor features in a prime location. Early viewing is highly recommended to avoid disappointment.

**** Disclaimer - The vendor of this property is related to an employee of ELR**

- EXTENDED THREE BEDROOM SEMI-DETACHED
- SPACIOUS FRONT FACING LOUNGE
- IMPRESSIVE KITCHEN DINER WITH RANGE COOKER
- THREE GOOD SIZED BEDROOMS WITH FITTED WARDROBES TO THE MASTER
- FOUR PIECE BATHROOM SUITE
- ADDITIONAL WC
- MANCAVE / GYM
- OFF-ROAD PARKING
- POPULAR LOCATION CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EARLY VIEWING IS RECOMMENDED

