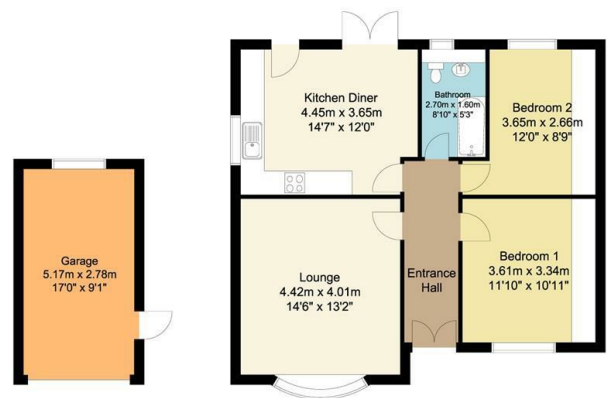
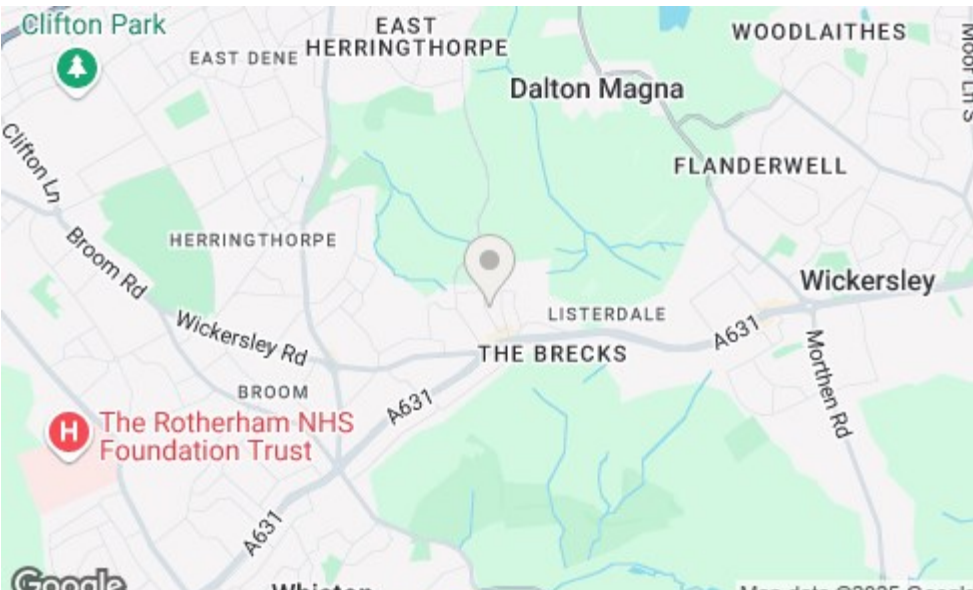


Outbuilding  
14 sq m/150.69 sq ft  
Approx.

Ground Floor  
69 sq m/742.70 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

15, Winlea Avenue, Rotherham, S65 3JD

Guide Price £315,000



15 Winlea Avenue, Rotherham, S65 3JD

**Description**  
Situating in the highly desirable and well-established residential area of Brecks, this beautifully presented two double bedroom detached bungalow on Winlea Avenue offers an exceptional lifestyle opportunity. Available with no onward chain, it presents an ideal purchase for those looking to downsize, or anyone seeking a peaceful, move-in-ready home. Step inside and be welcomed by a spacious and airy entrance hallway that sets the tone for the rest of the property. The home has been thoughtfully laid out with comfort and practicality in mind, boasting well-proportioned rooms throughout. At the heart of the bungalow lies a stunning open-plan dining kitchen, perfect for everyday living and entertaining alike. Whether you're hosting family dinners or enjoying quiet mornings, this space combines functionality with style. The bright and generous reception room offers a relaxing retreat, filled with natural light and ideal for unwinding at the end of the day. The accommodation includes two well-appointed double bedrooms, both offering ample space for furnishings and personal touches, while the neatly designed bathroom provides convenience and serves the household comfortably. Outside, the property continues to impress. A private driveway allows off-road parking for multiple vehicles and leads to a detached garage, offering additional storage or workshop potential. The attractive, low-maintenance gardens to both the front and rear are perfect for enjoying the outdoors without the upkeep—ideal for relaxing, gardening, or entertaining friends and family. Perfectly located just a short stroll from local amenities, including shops, cafes, and public transport links, this charming home benefits from a quiet, friendly neighbourhood feel while remaining conveniently close to Rotherham town centre and key commuter routes. This is more than just a property—it's a lifestyle. With its blend of space, comfort, and location, this delightful bungalow is ready for its next chapter. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

- Sought-after Brecks location close to local amenities and transport links
- Spacious open-plan dining kitchen and generous reception room
- Two double bedrooms with plenty of natural light and flexibility
- Well-maintained bathroom catering to modern lifestyle needs
- Off-road parking for multiple vehicles plus detached garage
- Low-maintenance front and rear gardens ideal for relaxing or entertaining

