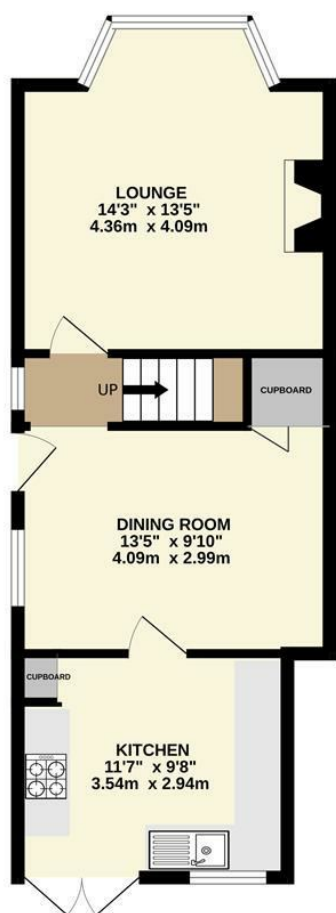
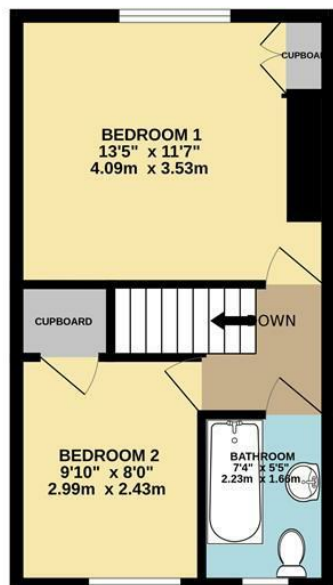


GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.



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ESTD 1840



11, Royds Avenue, Rotherham, S60 4AE

Offers In The Region Of £195,000

11 Royds Avenue, Whiston, Rotherham,
S60 4AE

Description
Located at the head of a quiet and popular cul-de-sac in the heart of Whiston, this extended two-bedroom semi-detached property represents an exciting opportunity for first-time buyers, investors or young families looking to create their ideal home. With excellent access to local amenities, transport links and the motorway network, the location combines convenience with peaceful setting.

This charming property is in need of modernisation, but it offers fantastic scope for buyers to update and personalise to their own tastes. Upon entering, you are welcomed into a bright and spacious front-facing lounge, beautifully lit by a large bay window that brings in an abundance of natural light. Beyond the lounge lies a generously sized separate dining room, providing a dedicated space for mealtimes or entertaining. The kitchen is accessed directly from the dining room and offers a functional layout with French doors that open onto the delightful rear garden and offers great potential for redesign or extension, subject to the necessary planning permission.

Upstairs, the property offers two generously sized bedrooms, both of which include built-in storage cupboards. The modern family bathroom is beautifully finished and provides a stylish and functional space for relaxation and daily use.

Externally, the home enjoys a neatly lawned front garden, a long driveway providing ample off-road parking and a double garage offering additional space for storage or potential conversion. The rear garden is a particular highlight with a generous and private lawned area with endless possibilities for landscaping, play areas, or outdoor entertaining..

This fantastic property is offered to the market with NO ONWARD CHAIN, helping to ensure a smooth and straightforward transaction. With further potential to extend, subject to the necessary planning permissions, this home is a superb opportunity to put down roots in a prime location and tailor the space to your own needs.

Don't miss this opportunity—contact ELR today to arrange a viewing and imagine the possibilities.

- EXTENDED TWO BEDROOM SEMI DETACHED PROPERTY
- NO ONWARD CHAIN
- FANTASTIC OPPORTUNITY TO MAKE IT YOUR DREAM HOME
- LOTS OF POTENTIAL
- LONG DRIVEWAY AND DOUBLE GARAGE
- CUL DE SAC LOCATION
- DESIRABLE LOCATION
- CLOSE TO LOCAL AMENITIES AND THE MOTORWAY NETWORK
- FREEHOLD / TAX BAND B
- EARLY VIEWING IS HIGHLY RECOMMENDED

