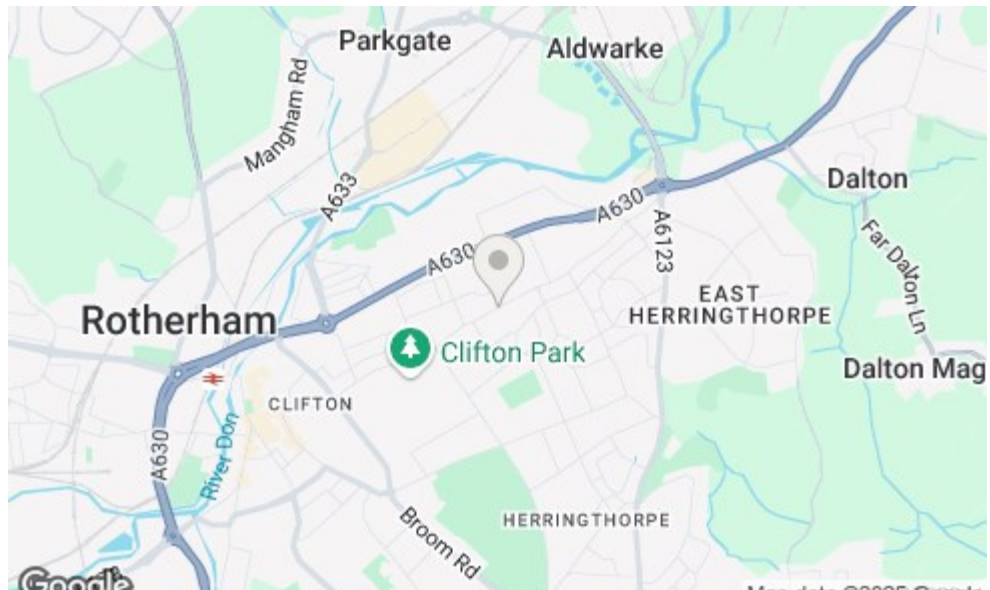


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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

£325,000

East Bank Doncaster Road, Rotherham,
S65 2BU

Description
This superb three-bedroom semi-detached Victorian property offers an impressive blend of space, charm, and potential, set on a generous plot in a highly convenient location. Enjoying far-reaching views to the rear and retaining elements of its original character, the home is perfectly positioned for easy access to a wide range of local amenities, schools and transport links.

The beautifully presented accommodation begins with an entrance porch that leads into a welcoming hallway, offering access to the spacious ground floor. The lounge is a warm and inviting space, featuring a multi-fuel fire, a period-style radiator and tasteful finishes that reflect the property's heritage. Adjacent to the lounge, the dining room provides a lovely setting for family meals or entertaining guests, complete with a charming coal-effect fireplace.

To the rear of the property lies the breakfast kitchen, a well-equipped and functional space fitted with an abundance of wall and base units. It includes an integrated range cooker, space for a fridge freezer and washing machine and a breakfast bar area that adds convenience and versatility to this sociable part of the home. The hallway also provides access to the cellar, offering excellent storage or scope for further development.

On the first floor, the accommodation continues with two generous double bedrooms, one of which benefits from fitted wardrobes. The standout feature of this level is the impressive family bathroom, a beautifully appointed space with a freestanding bath, separate shower cubicle, vanity wash basin, and a low flush WC—offering a luxurious retreat within the home.

The second floor is home to a further spacious double bedroom, filled with natural light from skylight windows. The landing area includes a useful walk-in storage cupboard, ensuring practicality is maintained throughout the property.

Externally, the property is set back from the main road and approached via gated access, leading to a block-paved driveway that provides off-road parking along with a garage. The front garden is well maintained and laid to lawn, creating a welcoming first impression. To the rear, the extensive garden is a true highlight, predominantly laid to lawn with both flagged and decked seating areas, ideal for outdoor dining, entertaining, or simply relaxing while enjoying the sweeping views beyond.

Only by internal inspection can the full extent of this home's generous proportions, retained character, and potential be truly appreciated. This is a rare opportunity to acquire a charming Victorian residence with so much to offer, both inside and out.

Arrange your viewing today, this exceptional home won't be available for long.

- SEMI-DETACHED THREE BEDROOM VICTORIAN PROPERTY
- STUNNING FAMILY HOME
- WELL PRESENTED THROUGHOUT
- IMPRESSIVE FAMILY BATHROOM
- GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES
- GOOD SIZED GARDEN WITH FAR REACHING VIEWS
- LEASEHOLD / TAX BAND C
- EARLY VIEWING IS HIGHLY RECOMMENDED

