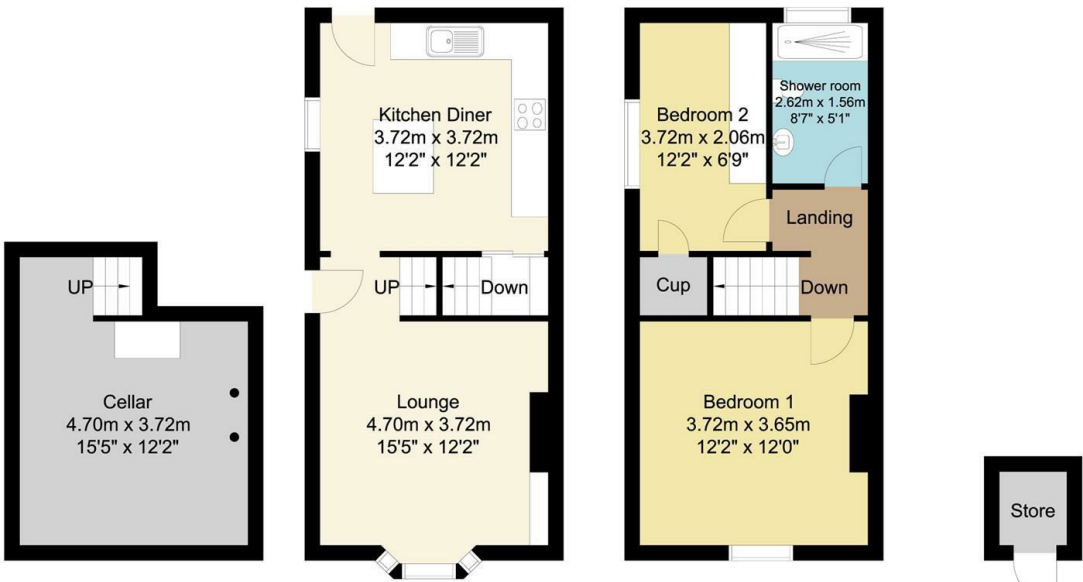


Basement  
16 sq m/172.22 sq ft  
Approx.

Ground Floor  
32 sq m/344.44 sq ft  
Approx.

First Floor  
32 sq m/344.44 sq ft  
Approx.

Outbuilding  
1 sq m/10.76 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



**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



109, Doncaster Road, Rotherham, S63 7DR

Offers In The Region Of £120,000



109 Doncaster Road, Wath-Upon-  
Dearne, Rotherham, S63 7DR

**Description**  
This beautifully presented two-bedroom end-terrace home offers a perfect blend of modern style, practical living space, and character charm. Ideal for first-time buyers, professionals, or those looking to downsize, the property has been thoughtfully updated throughout and is ready for immediate occupation with no work required.

From the moment you arrive, the home makes a striking first impression with its attractive stone façade and well-maintained frontage. Stepping inside, you are welcomed into a bright and inviting lounge where a large bay window allows natural light to pour in, enhancing the fresh and neutral décor. The soft carpeting underfoot and simple, elegant styling create a calm and relaxing atmosphere, perfect for unwinding at the end of the day. A wall-mounted TV and built-in storage provide both functionality and a clean, modern look.

At the rear of the property, the stunning kitchen diner is a real focal point. Stylish and contemporary, it features sleek handleless cabinets, high-quality integrated appliances, and a generous central island with breakfast bar seating. The open layout provides plenty of space for cooking, dining, and socialising, while large windows and a rear door to the garden ensure the room is filled with natural light throughout the day. The finish is tasteful and modern, with soft matte cabinetry and crisp white worktops that make the space feel both sophisticated and practical.

Upstairs, the main bedroom is a spacious and beautifully decorated double room with views over the rear garden and surrounding greenery. The second bedroom, currently used as a dressing room and home office, offers flexible usage—perfect for a guest bedroom, nursery, or study. A contemporary shower room completes the first floor, featuring stylish grey tiling, a large walk-in glass shower, and modern fixtures and fittings.

One of the standout features of this property is the private rear garden. Enclosed by mature hedging and fencing, it provides a peaceful and secluded outdoor retreat. A raised decking area with built-in bench seating offers an excellent space for alfresco dining or morning coffee, while the lawned area adds a splash of greenery and is ideal for children or pets. There is also a handy outbuilding providing secure external storage.

The property further benefits from a large basement cellar, accessed from the kitchen, offering excellent additional storage or the potential for future development, subject to the relevant permissions. Gas central heating and double glazing are present throughout, and the entire home has been maintained to a very high standard.

Located close to a range of local amenities, schools, parks, and transport links, this charming home offers a rare combination of character, modern finish, and convenience. With its flexible layout, stylish interiors, and private outdoor space, it presents an excellent opportunity for buyers seeking something special.

This is a home that truly needs to be seen to be fully appreciated. Early viewing is highly recommended.

- Immaculately presented two-bedroom end-terrace with modern interiors
- Sleek, handleless kitchen with central island and integrated appliances
- Bright and spacious lounge with feature bay window
- Contemporary shower room with walk-in glass enclosure
- Landscaped, private garden with decking and external storage
- Versatile basement cellar with scope for future use or development

