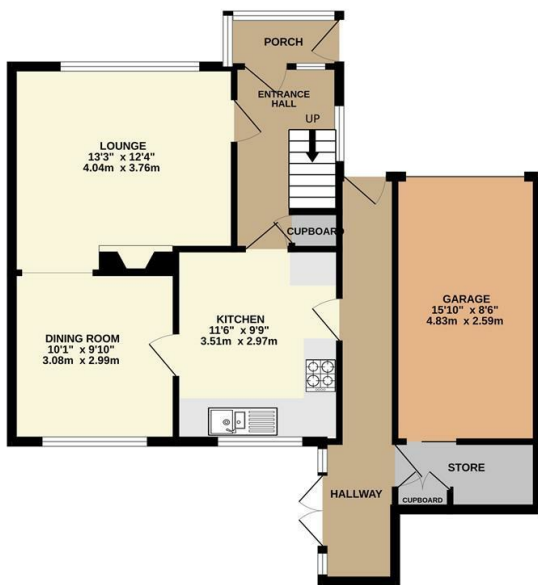
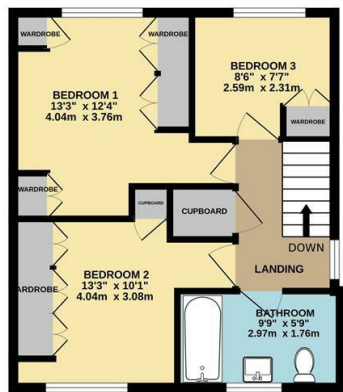


GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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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25, Moorland Crescent, Rotherham, S60 4AW

Offers In The Region Of £210,000

25 Moorland Crescent, Whiston,
Rotherham, S60 4AW

Description
Welcome to this delightful three-bedroom semi-detached family home, situated in the highly sought-after area of Whiston. Offering spacious accommodation throughout, this property presents a fantastic opportunity for anyone looking to create their dream home in a popular and convenient location.

The ground floor begins with a welcoming porch that leads into a spacious hallway, setting the tone for the generous living spaces throughout. The bright and cosy lounge is a lovely space to relax and unwind, with an attractive archway opening into the dining room, perfect for family meals or entertaining guests. The kitchen is a great size, fitted with ample wall and base units providing plenty of storage and workspace. From the kitchen, a second hallway provides access to both the front and rear of the property, as well as to a convenient storage area at the rear of the garage, which is currently used as a practical utility space. The attached single garage is also accessible from here, offering further flexibility for storage or parking.

Upstairs, the home offers three well-proportioned bedrooms, each complete with fitted wardrobes, providing excellent storage for a growing family. The family bathroom is well-maintained and offers scope for modernisation to suit your own taste and style.

Outside, the property benefits from a block-paved driveway providing off-road parking, leading up to the garage. The rear garden is designed for low maintenance with a patio area and a raised lawn laid with artificial grass, offering a safe and tidy space for children to play or for relaxing outdoors.

The location is simply ideal. Situated within walking distance of highly regarded local schools, this home is perfect for families. There is excellent access to a range of local amenities and commuters will appreciate the superb transport links with easy access to the M1 motorway and the Parkway.

This is a wonderful opportunity to purchase a spacious family home in a desirable area with fantastic potential to make it truly your own. Early viewing is highly recommended to fully appreciate everything this property has to offer.

- THREE BEDROOM SEMI DETACHED PROPERTY
- PERFECT FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION IN THIS QUIET AREA OF WHISTON
- THREE GOOD SIZE BEDROOM WITH FITTED WARDROBES
- SPACIOUS AND WELL PRESENTED
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, AMENITIES
- FREEHOLD / TAX BAND B
- CALL NOW TO ARRANGE A VIEWING

