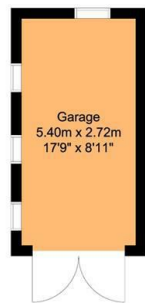
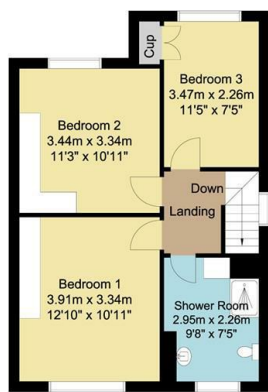
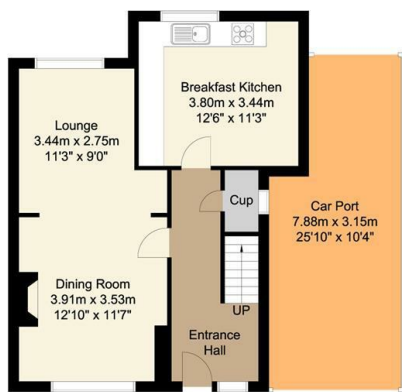


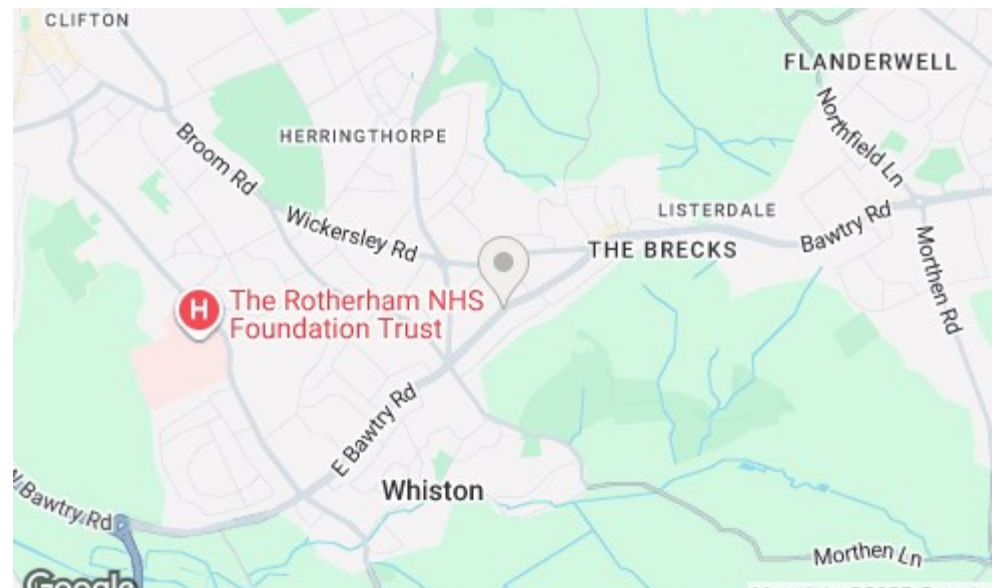
Ground Floor
49 sq m/527.43 sq ft
Approx.

First Floor
46 sq m/495.13 sq ft
Approx.

Outbuilding
15 sq m/161.45 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.
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**EADON
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& RIDDLE**
ESTD 1840



116, East Bawtry Road, Rotherham, S60 4LG

Guide Price £240,000

116 East Bawtry Road, Rotherham, S60 4LG

Description
A Three-Bedroom Semi-Detached Home with Generous Living Space, Garage, and Large Garden in a Sought-After Location

Situated in a well-established and popular residential area, this three-bedroom semi-detached home offers spacious accommodation, a generous plot, and a detached garage—making it a solid choice for families or those looking to upsize.

Set back from the road, the property benefits from a neat front garden, a long driveway, and a covered carport leading to a detached garage, providing ample off-road parking. The entrance hall leads into a practical and well-laid-out interior that offers plenty of space and potential.

On the ground floor, two reception rooms offer flexible living arrangements. The front dining room is bright and welcoming, while the rear lounge looks out over the garden and offers a comfortable space for relaxing or entertaining.

The kitchen has been extended by incorporating former outbuildings, resulting in a much larger and more versatile space than typically found in similar homes. Fitted with a range of base and wall units in a wood finish and dark countertops, the kitchen provides room for appliances and a breakfast table, with access to the rear garden via a side door.

Upstairs, there are three bedrooms: two doubles and a good-sized single. The main bedroom includes built-in wardrobes, while the second double overlooks the rear garden. The third bedroom could serve as a single bedroom, nursery, or home office.

The shower room is fitted with a walk-in shower, modern basin unit, and WC, and is fully tiled for ease of maintenance.

The rear garden is a real asset, offering a good-sized lawn, mature planting, and a spacious patio area—ideal for outdoor use in warmer months. The detached brick-built garage provides secure storage or potential as a workshop.

Additional features include uPVC double glazing, gas central heating, and excellent scope for further improvements or extension (subject to planning), thanks to the generous plot size.

Located close to well-regarded schools, local parks, and a range of amenities, the property also enjoys convenient transport links to Rotherham, Sheffield, and surrounding areas—making it well placed for commuting.

In summary, this is a spacious and well-maintained property with scope to modernise further, offering a great opportunity to create a long-term family home in a desirable location.

- Spacious three-bedroom layout with two reception rooms and modern kitchen.
- Ample off-road parking via driveway, carport, and detached garage.
- Generous rear garden ideal for families, entertaining, and relaxing.
- Stylish and practical shower room with walk-in wet area and natural light.
- Well-proportioned bedrooms including built-in wardrobes and flexible third room.
- Popular residential location with excellent local amenities, schools, and transport links.

