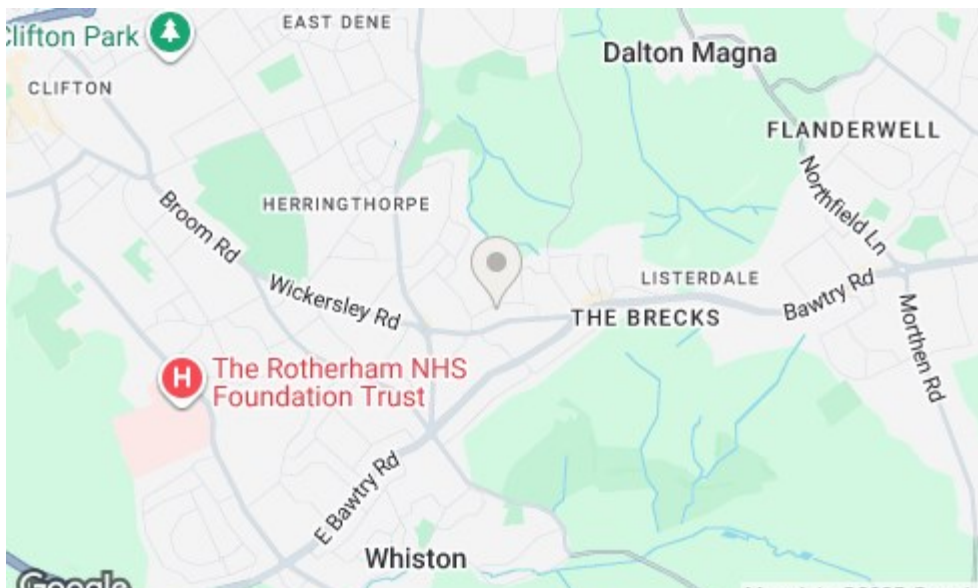




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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/metreage if quoted on this plan. CP Property Services @2025



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30, Gallow Tree Road, Rotherham, S65 3EE

Offers In The Region Of £250,000

30 Gallow Tree Road, Rotherham, S65 3EE

Description
This well presented four-bedroom semi-detached home offers generous living accommodation, a well-maintained garden, and excellent potential for families or those needing versatile space. Set in a desirable residential location, the property seamlessly blends character and practicality across two spacious floors, including a conservatory and both a car port and a detached garage.

Upon entering through the front door, you're welcomed by an entrance hall with access to the understairs cupboard, ideal for additional storage. To the front, the spacious lounge is bathed in natural light through a bay window, creating a bright yet cosy environment for everyday relaxation. Neutral décor and plush carpeting make it a move-in ready space, enhanced by clean lines and thoughtful lighting.

To the rear, the formal dining room offers ample room for family meals or entertaining guests. Glass-panelled doors lead into the conservatory, which serves as a tranquil retreat overlooking the patio and beautifully landscaped garden. This versatile room is perfect as a reading area, hobby space, or simply somewhere to enjoy views of the outdoors in all seasons.

The kitchen is thoughtfully designed with plenty of solid wood cabinetry, expansive worktops, and modern appliances including a built-in gas hob, double oven, dishwasher, fridge/freezer and washing machine. Its layout maximises space and functionality, with a window above the sink allowing natural light to pour in. The adjacent pantry and utility cupboards add to its practical charm.

Upstairs, the property boasts four bedrooms, making it perfect for growing families or those needing a home office or guest room. The principal bedroom has a front facing bay and fitted wardrobes, bedroom two is particularly impressive, stretching almost the full depth of the house, with front and rear facing windows and also includes a vanity unit. Bedroom three is similarly generous with a window offering elevated views over the garden, it also has the benefit of a corner shower and built in wardrobe. Bedroom four, though smaller, still offers ample space for a single bed or workstation also a built in cupboard.

The bathroom includes a three-piece suite in crisp white, with full tiling and a window for natural ventilation. A storage cupboard on the landing adds further practicality.

Externally, the property benefits from a well-maintained front garden with shrubbery and a gravelled area for low maintenance. The integral garage/car port (5.32m x 2.25m) provides internal access via the kitchen and could potentially be converted into additional living space (subject to planning).

To the rear, the delightful garden is a highlight, with a patio area perfect for outdoor dining, mature planting beds, and a lawned section leading to a detached garage (5.50m x 3.12m), ideal for storage, a workshop, or secure parking. This additional outbuilding adds fantastic value and flexibility to the property.

Throughout, the home is tastefully decorated and well cared for, with modern comforts while retaining charm and character. With approximately 139 square meters (1,463 sq ft) of total space including outbuildings, this home offers generous proportions both inside and out.

Whether you're upsizing or seeking a long-term family home with potential for further improvement or personalisation, this property offers a rare opportunity in a sought-after area. Viewings are highly recommended to fully appreciate the space, layout, and potential on offer.

- Four Bedrooms – Versatile layout with well-sized rooms ideal for families, guests, or home working
- Multiple Reception Spaces – Lounge, dining room, and conservatory offer excellent flexibility and comfort
- Modern Kitchen – Ample cabinetry, double oven, and functional layout with pantry and storage
- Integral carport/garage and detached garages provide secure parking, workshop, or conversion potential
- Beautiful Garden – Landscaped rear garden with patio and lawn, perfect for entertaining or relaxing
- Sought-After Location – Quiet residential setting with excellent access to local amenities and transport links

