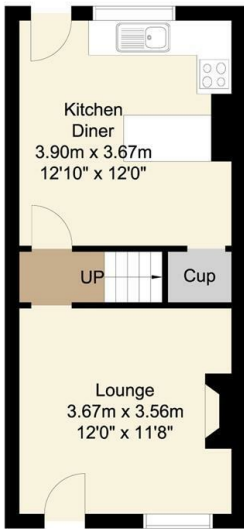
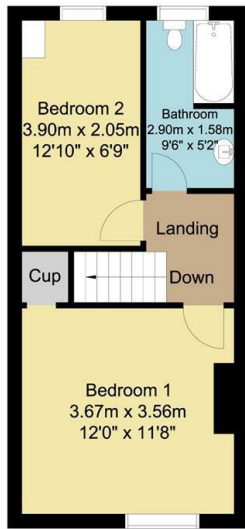


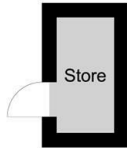
Ground Floor
31 sq m/333.68 sq ft
Approx.



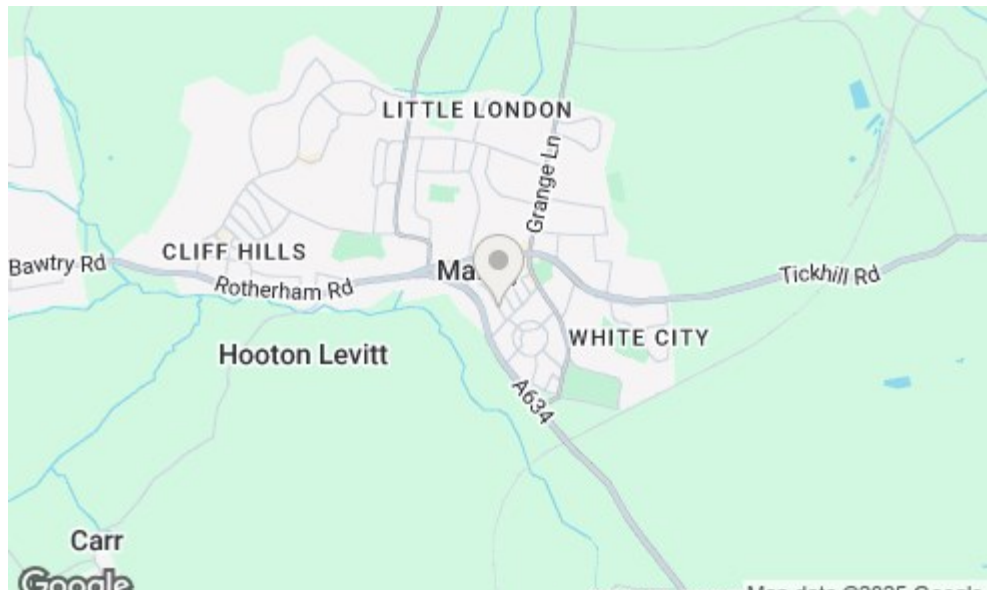
First Floor
31 sq m/333.68 sq ft
Approx.



Outbuilding
2 sq m/21.52 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/measure 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



36, Carlyle Road, Rotherham, S66 7LP

Guide Price £110,000

36 Carlyle Road, Maltby, Rotherham,
S66 7LP

Description
This beautifully presented two-bedroom mid-terrace property is offered to the market with no onward chain and is an ideal purchase for a first-time buyer or investor. Situated in a popular residential area of Maltby, the home has been recently renovated to a high standard and is ready to move straight into. The renovation works include a fresh repaint, a brand-new roof, new boiler, new radiators, completely new plumbing, and new front and rear doors, ensuring peace of mind for years to come.

On entering, you are welcomed into a spacious and light lounge with fresh décor and new carpeting, creating an inviting living space that offers a blank canvas for personalisation. To the rear, the modern kitchen diner is fitted with contemporary units, ample worktop space and an integrated oven and hob with stainless steel extractor. A central island provides additional storage and an ideal area for casual dining or entertaining. Natural light streams through a large rear-facing window and door, giving direct access to the enclosed rear garden.

Upstairs, the property offers two well-proportioned bedrooms, with the master being a generous double and the second room overlooking the garden, making it perfect as a single bedroom, guest room or home office. The stylish family bathroom features a sleek white suite with a panelled bath and overhead shower, WC and wash basin, complemented by attractive wall panelling and wood-effect flooring.

Externally, the enclosed rear garden is low maintenance and offers a private outdoor retreat, complete with a useful brick-built outbuilding for storage. The property is conveniently located for access to local amenities including shops, schools and public transport, with excellent road links via the A631 and M18 making it an ideal base for commuting to Rotherham, Doncaster, Sheffield and beyond.

With its extensive recent upgrades, modern interior, practical layout and convenient location, this property offers excellent value and is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate all it has to offer.

- Offered with no onward chain, ideal for a smooth and quick purchase
- Recent upgrades include fresh repaint, brand-new roof, boiler, radiators, plumbing, and new front & rear doors
- Bright and spacious lounge with fresh décor and new flooring
- Contemporary kitchen diner with central island and integrated appliances
- Two well-proportioned bedrooms and a modern, stylish bathroom
- Private, low-maintenance rear garden with brick-built storage and secure fencing

