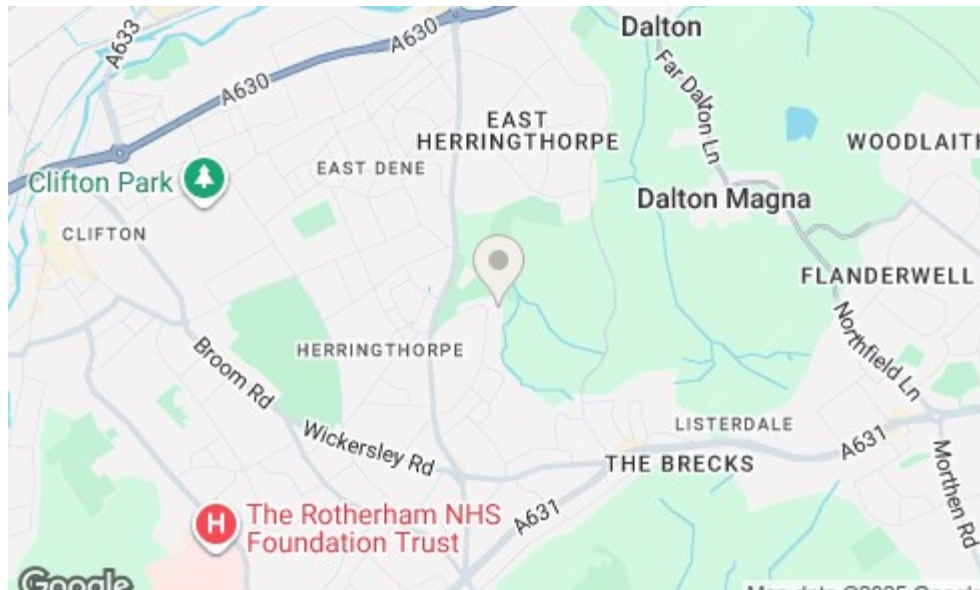


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

8, Brookside, Rotherham, S65 3DL

Offers In The Region Of £230,000

8 Brookside, Rotherham, S65 3DL

Description
This three-bedroom semi-detached property is offered to the market with no onward chain and represents a fantastic opportunity for those seeking a well-proportioned family home with enormous potential. Situated in a popular and established residential area, it is ideally positioned close to reputable schools, parks, woodland walks, and a range of local amenities, making it an ideal choice for growing families.

The property enjoys a traditional layout that offers generous living spaces, with scope for modernisation to suit personal taste and style. From the moment you arrive, the home's kerb appeal is clear – a neat lawned frontage, gated driveway, and detached garage provide both practicality and charm.

Stepping inside, you are welcomed by a bright entrance hall that leads to two reception rooms. The front lounge is spacious and benefits from a large bay window, filling the room with natural light and creating a warm and inviting atmosphere. To the rear, a separate dining room provides the perfect space for family meals or entertaining guests, and features French doors opening into the conservatory. The conservatory is a versatile addition, ideal for use as a sitting area, playroom, or garden room, and offers direct access to the private rear garden.

The kitchen, while functional and well cared for, offers great potential for reconfiguration or updating. It is fitted with a range of wall and base units, worktops, and integrated appliances, along with a useful pantry cupboard for extra storage.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom is a generous double with fitted wardrobes, while the second bedroom also offers ample space and pleasant views over the garden. The third bedroom, slightly smaller in size, would be ideal as a single room, nursery, or home office. The family shower room has been updated in recent years, featuring a modern walk-in shower, contemporary tiling, and a vanity sink unit.

Externally, the rear garden is private, enclosed, and brimming with potential. With a mix of lawn, mature shrubs, and a paved seating area, it provides plenty of space for outdoor entertaining, play, or even future landscaping projects. The detached garage, measuring approximately 5.89m x 2.95m, offers additional secure parking or storage space and could be adapted for workshop use.

While the property is clean, well maintained, and ready to move into, it retains much of its original character and would benefit from cosmetic updating in some areas. This offers buyers the exciting opportunity to place their own stamp on the home and create a modern space tailored to their needs, without compromising on size or location.

- Offered with no onward chain – ideal for buyers looking for a straightforward and speedy purchase.
- Sought-after residential location close to highly regarded schools, local parks, woodland walks, and a variety of shops and amenities.
- Generous living space including a bright bay-fronted lounge, separate dining room, and a versatile conservatory overlooking the garden.
- Three well-proportioned bedrooms offering flexibility for family living, guest accommodation, or a home office.
- Excellent outdoor space with a gated driveway providing ample off-road parking, a detached garage, and a private rear garden with lawn, mature shrubs, and patio.
- Huge potential to modernise and add value – a well-maintained home ready for cosmetic updates to suit personal taste and style.

