



16 Old Garden Drive

Clifton, Rotherham, S65 2BT

Offers In The Region Of

£125,000



# 16 Old Garden Drive



## Description

Positioned on a quiet cul-de-sac, this well-presented three-bedroom semi-detached property has been a much-loved family home for many years and is now available for the next owners to make it their forever home. Offered with no onward chain, the property presents an excellent opportunity for families, first-time buyers, or those seeking a home with potential to modernise and personalise.

The ground floor comprises a welcoming entrance hall leading into a bright and airy lounge with a feature bay window, creating a warm and inviting living space. The lounge flows seamlessly into a dining area, ideal for family meals and entertaining. To the rear, a conservatory provides additional living space and enjoys views over the garden, making it a perfect spot to relax. The fitted kitchen offers ample storage and worktop space, with access to the side porch and utility area, along with a convenient ground-floor WC.

Upstairs, the property offers three well-proportioned bedrooms. The two main double bedrooms provide generous accommodation, with the front bedroom benefitting from

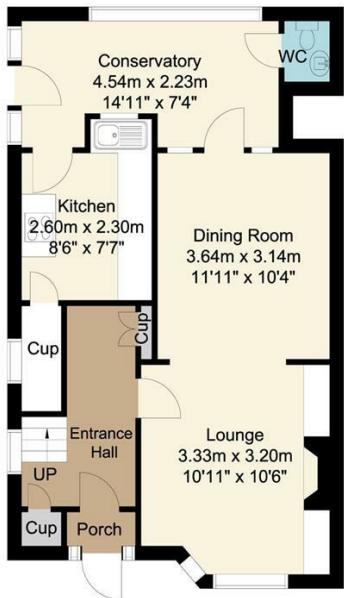
- Offered with no onward chain – an easy, stress-free move for the new owners.
- Generous through lounge and dining room – bright, versatile living space with feature bay window.
- Enclosed rear garden and detached garage – ideal for outdoor enjoyment, storage, or hobby space.
- Tucked away on a peaceful cul-de-sac – perfect for families and those seeking a quiet setting.
- Three well-proportioned bedrooms – including two spacious doubles and a flexible third bedroom/study.
- Fantastic potential to update and personalise – a much-loved family home ready for its next chapter.



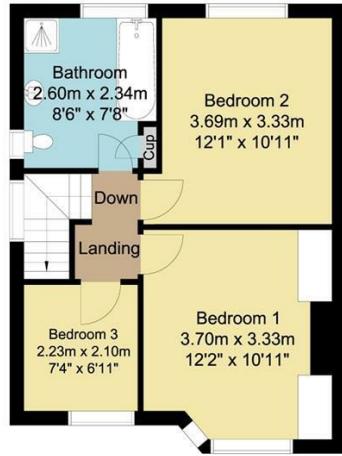


## Floor Plan

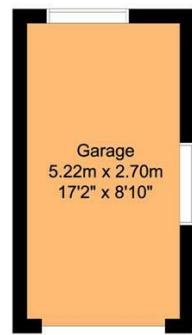
Ground Floor  
50 sq m/538.19 sq ft  
Approx.



First Floor  
39 sq m/419.79 sq ft  
Approx.

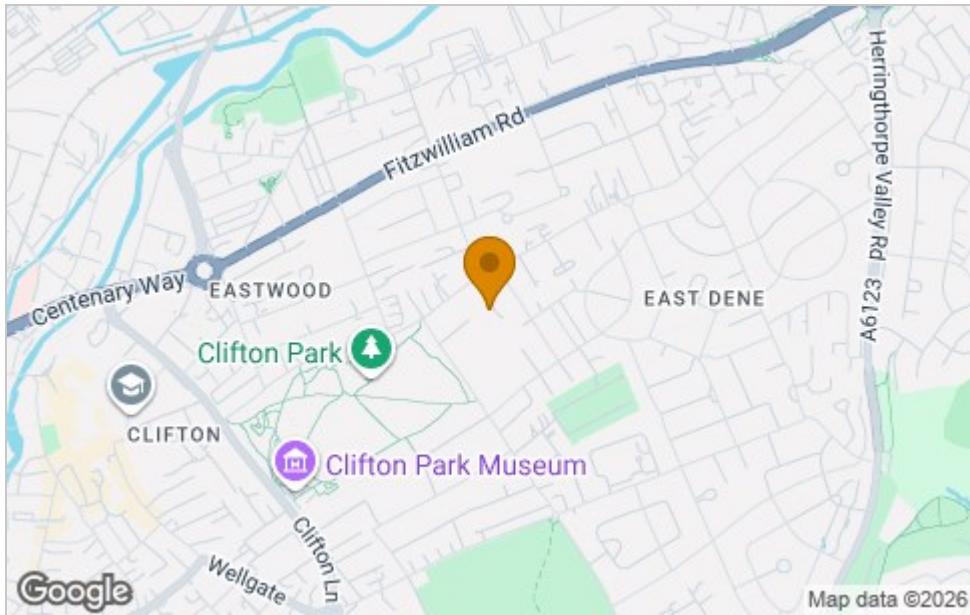


Outbuilding  
14 sq m/150.69 sq ft  
Approx.



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. CP Property Services ©2025

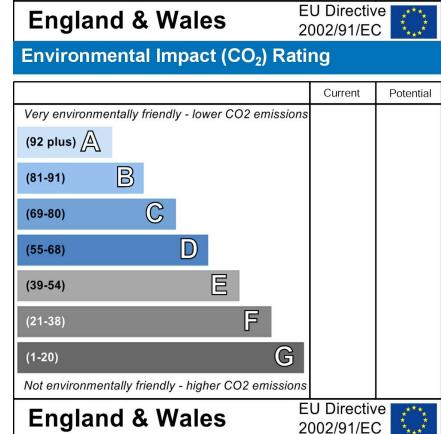
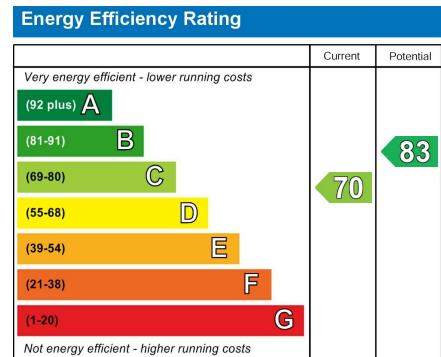
## Area Map



## Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.