

SOLD STC



East Bawtry Road, Rotherham
Guide Price £300,000


MARTIN & CO



East Bawtry Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £300,000

- Three bedrooms
- Lounge
- Dining room
- Sun room
- Loft room

GUIDE PRICE £300,000 - £310,000. "Offered for sale with no chain involved is this spacious three bedroomed detached family home, situated in the highly regarded location of East Bawtry Road. This property is perfect for those looking to put their own stamp on a home.

The property offers easy access to commuter links including the M1, M18, and the Sheffield Parkway, making it convenient for daily travel. It is also located just a short distance from Rotherham Hospital, public transport links and local amenities, ensuring convenience for everyday needs.

Upon entering, you will find an entrance hall with stairs leading to the first floor landing. The bay windowed lounge boasts a charming feature fire surround, creating a cozy atmosphere. There is also a separate dining room and a sunroom, providing ample space for entertaining guests or enjoying family time.

The kitchen is fitted with wall and base units, offering plenty of storage options for all your culinary needs. Moving to the first floor, you will find three bedrooms, two of which are double-sized, and a generous-sized single bedroom. There is also a family bathroom for added convenience.



The property also benefits from a loft room with a front-facing window, which can be utilized as a study, playroom, or for extra storage space.

Outside, there is a lawn to the front of the property, along with a drive and garage. The rear of the property features a generous-sized garden that is in need of remodeling, presenting an opportunity for the new owner to create their ideal outdoor space.

If you're looking for a spacious family home with potential, this property at East Bawtry Road is worth considering. Viewing is highly recommended to fully appreciate all that it has to offer."

ENTRANCE HALL Having a staircase which rises to the first floor landing with under stairs storage. There is a side facing window and front facing entrance door with windows to side and above.

LOUNGE With coving to the ceiling and four wall light points. The focal point of the room is the feature fire surround housing the living flame gas fire and front facing bay window.

DINING ROOM With coving to the ceiling and double doors open into the lounge. Side facing window and French style doors open into the sun room.

SUN ROOM Having side and rear facing windows there is laminate flooring with doors to the rear garden.

KITCHEN Having a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, hob, oven, plumbing for washing machine, space for fridge, pantry, tiled splash backs, side facing entrance door and rear facing window.

LANDING With side facing window and access to the loft room via a pull down ladder.



LOFT ROOM A generous size room which can be utilized as an office, play room or storage with a front facing window.

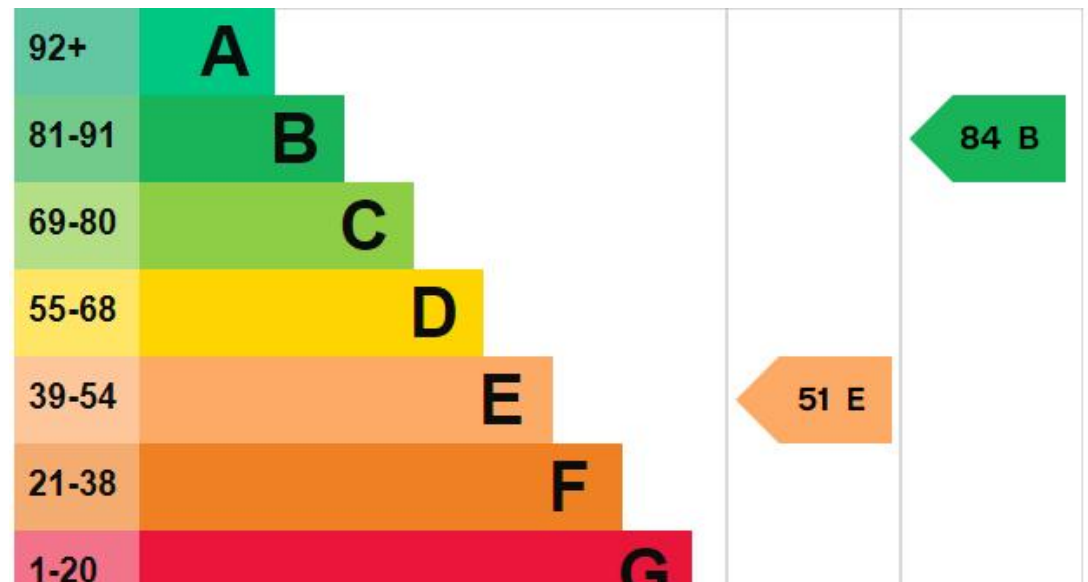
BEDROOM ONE A generous size double bedroom with coving to the ceiling, fitted wardrobes, dressing table and front facing bay window offering views.

BEDROOM TWO A good size double bedroom with coving to the ceiling fitted wardrobes to one wall, store cupboard housing the central heating boiler and rear facing window.

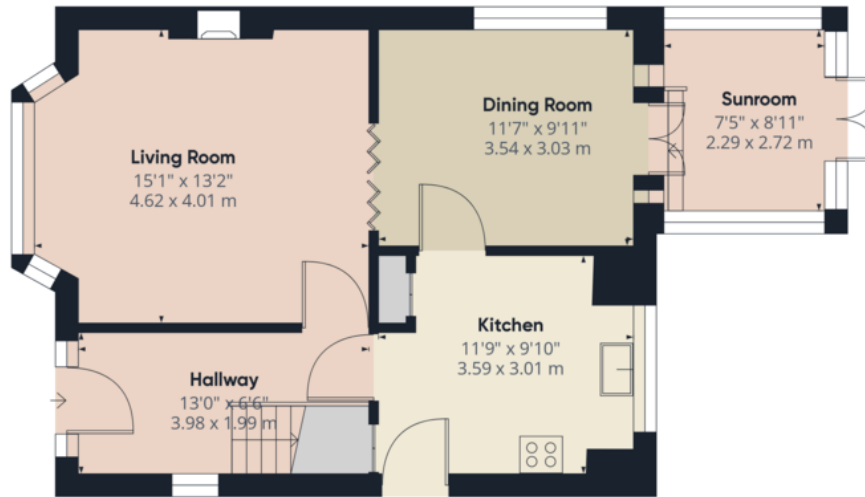
BEDROOM THREE A good size single bedroom, store cupboard with front facing bow window.

BATHROOM Having a white three pieces suite comprising of a low flush w.c, vanity wash hand basin bath with shower over, tiled walls, cupboard and rear facing window.

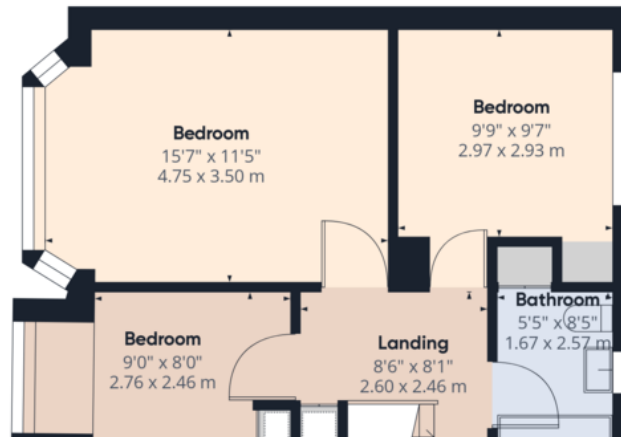
OUTSIDE To the front of the property is a lawn garden with mature hedging. To the side is a drive which leads to the single garage. To the rear of the property is a generous size garden which is begging to be unearthed.







Ground Floor



Approximate total area⁽¹⁾
 1049.04 ft²
 97.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
 T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.