

TO LET



Newman Road, Rotherham
£1,200 pcm


MARTIN&CO

Newman Road, Rotherham

Semi-Detached House,
3 bedroom, 1 bathroom

£1,200 pcm

Date available: 15th June 2025

Deposit: £1,384

Unfurnished

Council Tax band: C

- Spacious layout throughout
- Modern neutral kitchen
- Built-in bedroom storage
- Two reception rooms
- Large driveway parking
- Close to transport links
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Set in a popular and well-connected part of Rotherham, this spacious three-bedroom semi-detached property on Newman Road offers a smart layout, neutral interiors, and practical outdoor space – all in a location that's close to essential amenities and excellent transport links. Positioned within easy reach of Rotherham Hospital, the home sits in an area that's sought-after for its balance between convenience and suburban living.

A key feature of the house is its generous internal layout. The entrance hallway is bright and open, helped by a large



glass feature door that brings in plenty of natural light. The space is anchored by a standout wooden staircase – an attractive focal point in an otherwise simple and neutral space. To the ground floor, there are two separate reception rooms, which provides flexibility for both dining and living needs. Whether used as a formal dining room, a work-from-home space or a family room, the layout caters to a variety of lifestyles.

The kitchen is finished in a clean, modern style, with neutral tones that give it a practical and versatile feel. It's easy to picture how this space could be styled to suit individual needs, and there's plenty of room for meal prep and storage.

Upstairs, the property continues to offer well-proportioned rooms. Both main bedrooms are larger than average doubles and include built-in storage, which adds a layer of practicality without compromising on space. The third bedroom, though technically a single, still offers enough room to accommodate a single bed along with standard furniture, making it ideal for a child's room, guest space or study.

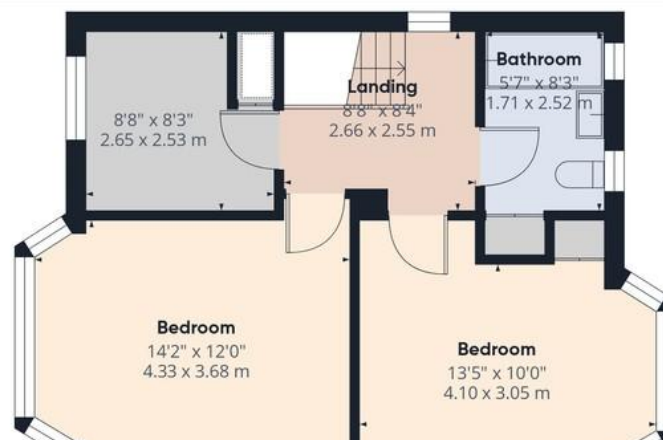
The bathroom is finished with a modern touch and includes an L-shaped bath with overhead shower, as well as a basin and toilet. The layout is simple but effective, giving enough space for daily routines without feeling cramped.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		





Ground Floor



Approximate total area⁽¹⁾

993 ft²
92.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Rotherham

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

01709 544982

<http://www.martinco.com>



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