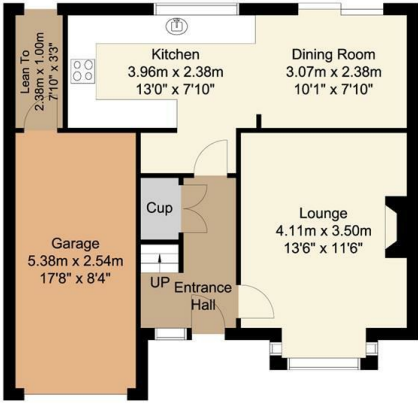
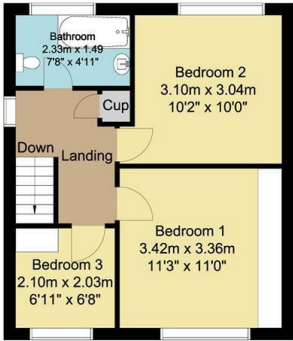


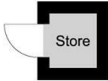
Ground Floor
59 sq m/635.07 sq ft
Approx.



First Floor
37 sq m/398.26 sq ft
Approx.



Outbuilding
1 sq m/10.76 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 @2026



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

122, Bawtry Road, Rotherham, S66 2UE

Guide Price £220,000

122 Bawtry Road, Bramley, Rotherham,
S66 2UE

Guide Price £220,000 - £230,000
Situating on the sought-after Bawtry Road in Bramley, this attractive three bedroom semi detached house offers a wonderful opportunity to enjoy a well presented home in a convenient and desirable setting. Combining a bright, modern kitchen diner with a private rear garden, a welcoming formal lounge and versatile bedroom accommodation, this property is ideally suited to first-time buyers, growing families or those looking to downsize without compromising on space.

A real highlight of the home is the bright, newly fitted modern kitchen diner, spanning the rear of the property. Designed with both everyday living and entertaining in mind, the kitchen features a farmhouse sink, ample worktops and generous storage. Patio doors open directly onto the private rear garden, creating a seamless connection between the indoor and outdoor spaces. The formal lounge provides a welcoming place to relax, with a bay-fronted window adding character and a fireplace creating a natural focal point. A bright, spacious hallway completes the ground-floor accommodation, offering a warm and inviting first impression.

Upstairs, the property offers two well proportioned double bedrooms, both benefiting from fitted wardrobes, alongside a beautifully modern, newly fitted bathroom. The third bedroom is a versatile space, ideal for a home office, dressing room, nursery or occasional bedroom, depending on your needs. This flexibility makes the home equally appealing to those starting out, those with a growing family, or anyone seeking a manageable property with room to adapt.

The property benefits from a private driveway and garage, providing valuable off-road parking and additional storage. To the rear, the private garden offers a lovely outdoor space

Situating in a popular Bramley location, the home offers easy access to local shops, restaurants, major motorway links and Wickersley, making it a convenient base for both everyday life and commuting.

Early viewings are a must to avoid disappointment!

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Sought-after Bawtry Road location in Bramley, with easy access to local shops, restaurants, motorway links and Wickersley
- Three-bedroom fully renovated semi-detached home, ideal for first-time buyers, growing families or those looking to downsize.
- Bright modern newly fitted kitchen diner spanning the rear of the property
- Formal lounge with bay-fronted window and fireplace, providing a welcoming and characterful focal point.
- Two well proportioned double bedrooms with fitted wardrobes
- Versatile third bedroom, ideal for a home office, dressing room, nursery or occasional bedroom.
- Beautifully modern, newly fitted family bathroom.
- Secure private rear garden and a private driveway
- Freehold/Tax Band B
- Viewings recommended

