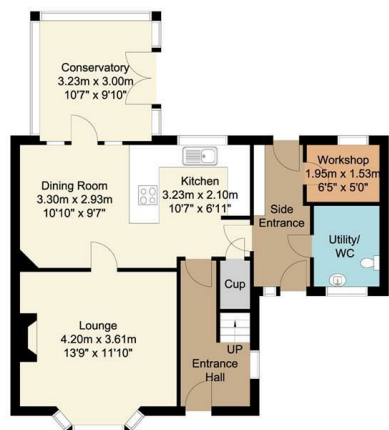
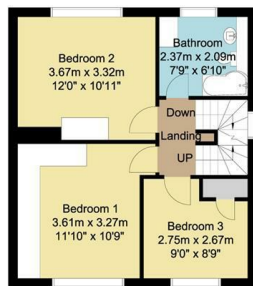


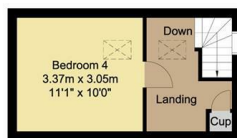
Ground Floor  
67 sq m/721.18 sq ft  
Approx.



First Floor  
43 sq m/462.84 sq ft  
Approx.



Second Floor  
18 sq m/193.75 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 @2026



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

6, Almond Close, Rotherham, S66 8AX

Guide Price £200,000



6 Almond Close, Maltby, Rotherham,  
S66 8AX

Guide Price £200,000 - £220,000

Located within a peaceful cul-de-sac in this popular residential area of Maltby, this well presented and deceptively spacious three bedroom family home, enhanced by a converted attic room, offers versatile accommodation ideal for modern family living. Enjoying a pleasant setting while remaining conveniently close to a wide range of local amenities, the property is well placed for shops, supermarkets, schools, pubs and excellent transport links, with the M1 and M18 motorway networks easily accessible for commuters.

The accommodation briefly comprises a welcoming entrance hall leading into a comfortable lounge, ideal for both relaxing and entertaining. To the rear of the property is a spacious dining kitchen, offering ample room for family meals and gatherings, along with access to a separate conservatory which provides additional reception space and pleasant views over the garden. A useful utility area and downstairs WC complete the ground floor layout.

To the first floor are three well proportioned bedrooms and a family bathroom. Stairs lead to a converted attic room which offers superb flexibility and can be used as a fourth bedroom, home office, or hobby room depending on individual requirements.

Externally, the property benefits from a driveway to the front providing off road parking for multiple vehicles. To the rear is an enclosed garden with a low maintenance lawn and fencing to all sides, creating a secure and private outdoor space ideal for children, pets or summer entertaining. Recently a new roof has been installed adding to the many advantages of this property.

Further enhancing the appeal of this home are solar panels which are owned outright and generate an annual income for the homeowner, adding both efficiency and financial benefit.

Offering spacious and versatile accommodation in a sought after location, this attractive family home must be viewed to be fully appreciated. Viewing is highly recommended.

- Quiet cul-de-sac setting within a popular residential area of Maltby
- Well presented three bedroom family home with converted attic room
- Spacious lounge and generous dining kitchen ideal for family living
- Separate conservatory providing additional reception space
- Utility area and convenient downstairs WC
- Three well proportioned bedrooms plus modern family bathroom
- Driveway to the front offering off road parking for multiple vehicles
- Enclosed rear garden with low maintenance lawn and owned solar panels generating annual income
- Freehold / Tax Band B
- Early viewing is highly recommended

