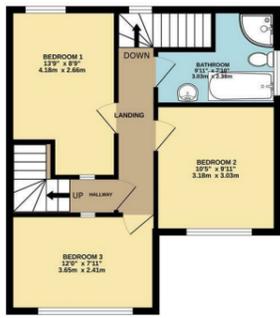


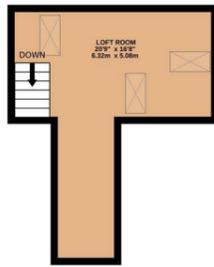
GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



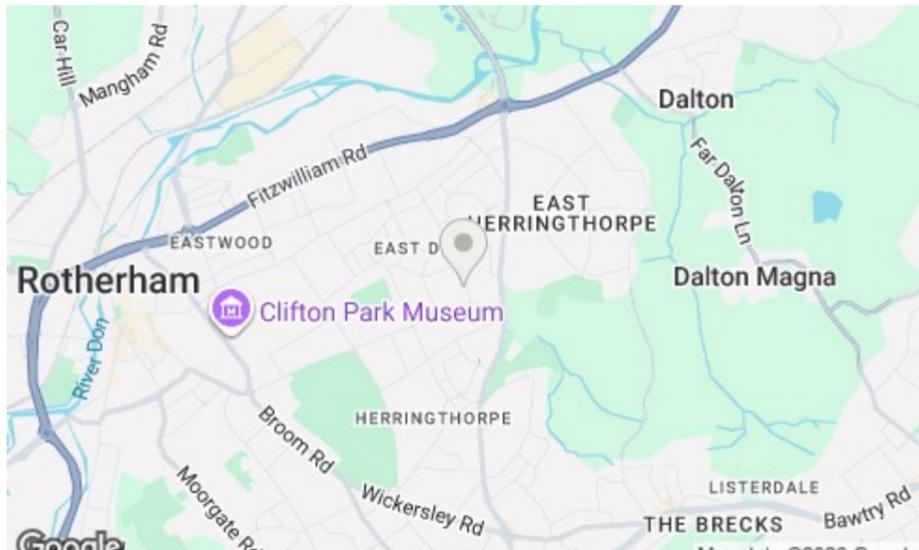
1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro 10000



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

71, Far Lane, Rotherham, S65 2HJ

Guide Price £200,000

71 Far Lane, Rotherham, S65 2HJ

Situated on Far Lane in Rotherham, this charming semi-detached house offers a delightful blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The interior boasts a contemporary décor that enhances the home's inviting atmosphere.

The heart of the home is the stylish living kitchen, which has open plan access to a living area, creating a warm and welcoming environment for family gatherings and social occasions, a second reception room offers further cosy living space. The internal hallway leads to the stairs to the first floor landing with access to a modern family bathroom, three good size bedrooms and stairs to a fourth and spacious attic bedroom ideal for teenagers and providing more peace and quiet.

Set on a large plot, the property benefits from generous outdoor space with a large garden to the rear and side with patio area, ideal for children to play or for hosting summer barbecues. Additionally, there is convenient parking available for two vehicles, ensuring ease of access for you and your guests.

The location is particularly advantageous, offering easy access to local amenities and transport links with the M1 motorway close by, making it a practical choice for those commuting or wanting convenience on your doorstep. This property is a wonderful opportunity for anyone looking to settle in a comfortable and well-connected area. Don't miss the chance to make this lovely house your new home.

- Four well-proportioned bedrooms arranged over three levels, including a spacious attic bedroom
- Stylish open-plan living kitchen with seamless access to the main living area
- Additional second reception room ideal as a snug, playroom or home office
- Modern family bathroom serving the first-floor bedroom
- Contemporary décor throughout, creating a bright and welcoming atmosphere
- Generous rear and side gardens with patio area, perfect for outdoor entertainint
- Off-road parking for two vehicles
- Convenient location on Far Lane, Rotherham, with easy access to the M1 motorway and local amenities
- Freehold / Tax Band A
- Early viewing is strongly recommended

