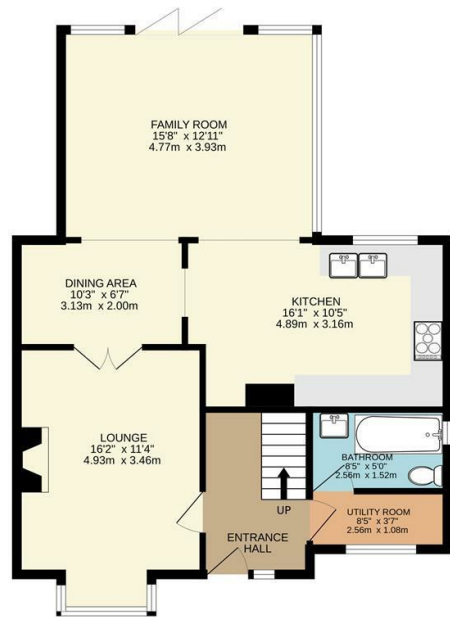


GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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13, Crosby Avenue, Rotherham, S66 2UG

Offers In The Region Of £280,000

13 Crosby Avenue, Bramley, Rotherham, S66 2UG

Description
Beautifully extended and offering a superb open-plan family living space, this four-bedroom semi-detached home occupies a sought-after position in Bramley and is perfect for growing families seeking space, convenience and modern living.

Conveniently located close to local shops, amenities, highly regarded schools and with excellent access to the M18 and M1 motorway networks, the property is perfectly positioned for both family life and commuting.

The accommodation briefly comprises an inviting entrance hall, a front-facing lounge, and a stunning open-plan kitchen, dining and garden room that forms the heart of the home. Flooded with natural light and overlooking the rear garden, this impressive space is perfect for modern family living and entertaining alike. The stylish kitchen features a range cooker, breakfast bar and ample storage, while a separate utility room and contemporary family bathroom complete the ground floor.

To the first floor, the generous principal bedroom benefits from a walk-in wardrobe, while two further bedrooms feature fitted wardrobes. A well-proportioned fourth bedroom, currently utilised as a home office, provides excellent flexibility to suit a variety of lifestyle requirements.

Externally, the property enjoys a driveway to the front, providing off-road parking for several vehicles. To the rear is an enclosed family-friendly garden, predominantly laid to lawn, complemented by a patio seating area and a useful garden shed.

This is a fantastic family home in a great location, offering generous living space both inside and out. Early viewing is highly recommended - please call today to arrange your viewing.

- Extended four bedroom semi-detached property in the popular area of Bramley
- Ideally located close to local shops, amenities, well-regarded schools, and the M18/M1 motorway network
- Spacious front-facing lounge and welcoming entrance hall
- Modern open plan kitchen, diner and garden room overlooking the rear garden
- Kitchen fitted with a range cooker and breakfast bar, ideal for family living and entertaining
- Ground floor utility room and family bathroom for added convenience
- Master bedroom with walk-in wardrobe, two further bedrooms with fitted wardrobes, plus a versatile fourth bedroom/home office
- Driveway providing off-road parking for multiple cars, with an enclosed rear garden, patio area, and useful shed
- Freehold / Council Tax Band B
- Early viewing is strongly recommended

