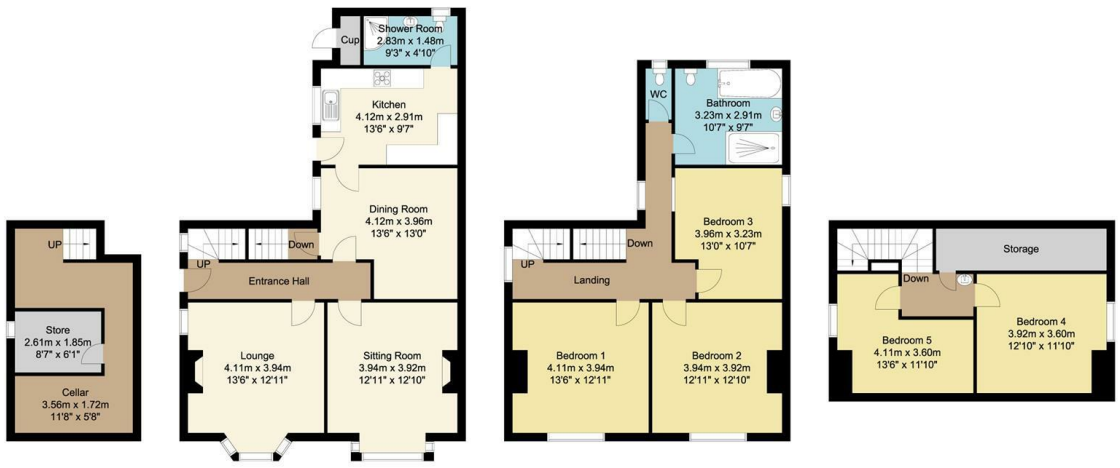
Basement
21 sq m/226.04 sq ft
Approx.

Ground Floor
78 sq m/839.58 sq ft
Approx.

First Floor
70 sq m/753.47 sq ft
Approx.

Second Floor
40 sq m/430.55 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

Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

EADON LOCKWOOD & RIDDLE
EST^D 1840

88, Gerard Road, Rotherham, S60 2PW

Guide Price £350,000

88 Gerard Road, Rotherham, S60 2PW

Guide price £350000 to £375000

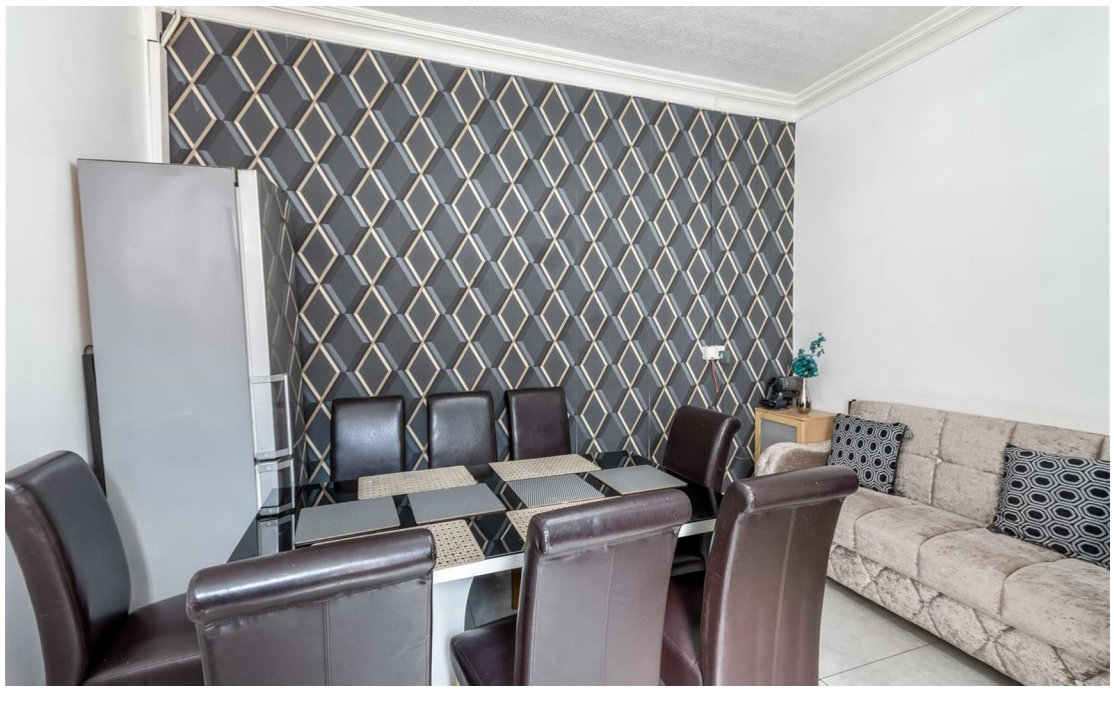
Description
Situated within the highly sought-after residential area of Wellgate, this impressive five bedroom detached home offers generous and versatile accommodation, perfectly suited to modern family living. Beautifully presented throughout and enhanced by a newly fitted contemporary kitchen and excellent reception space, this substantial property combines practicality and convenience in a prime location.

From the moment you step through the entrance hallway, the home immediately conveys a sense of space and opportunity. The welcoming hall provides access to two formal living rooms, each offering an ideal setting for relaxation, entertaining, or family gatherings or ground floor accommodation. A separate formal dining room creates the perfect environment for hosting dinner parties and special occasions, making this home exceptionally well suited to those who enjoy entertaining.

To the rear of the property is a stunning modern kitchen, thoughtfully designed with contemporary fittings and finishes, providing both style and functionality for everyday family life. A convenient downstairs shower room adds further flexibility, making the property particularly attractive for multi generational living, visiting guests, or those seeking accessible ground floor facilities.

The first floor comprises of five well proportioned bedrooms, offering ample accommodation for growing families, guest rooms, home offices, or flexible lifestyle requirements. The generous room sizes ensure comfort and practicality, while the additional upstairs WC complements the stylish family bathroom.

Externally, the property continues to impress with a private driveway providing off street parking and a rear garden. A useful cellar provides valuable additional storage space, enhancing the home's already impressive practicality.

Ideally positioned within this highly desirable residential location, the property is conveniently situated close to Rotherham Hospital, the town centre, local amenities, highly regarded schools and excellent motorway links, making it perfect for commuters and growing families alike.

- Five bedroom detached property in popular Wellgate location
- Two formal reception rooms ideal for growing families and entertaining
- Newly fitted modern kitchen with integrated appliances
- Downstairs Shower room ideal for convivence and multi generational living
- Separate formal dining room
- Five well proportioned bedrooms - versatile for growing families, guests and home working
- Modern family bathroom and convenient WC to accompany the upstairs accommodation
- Enclosed Rear garden and private driveway.
- Close to local amenities, transport links and schools.
- Early viewings advised the appreciate the scope of the property.