



26 Scrooby Street, Rotherham, S61 4PL

**Price Guide £200,000**

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*

This three-bedroom semi-detached house is offered for sale in an immaculate condition and occupies a corner plot in a sought after area of Greasbrough. The property benefits from 10 solar panels owned by the vendor giving reduced running costs.

The setting provides good access to local green spaces and established walking routes, ideal for those who enjoy spending time outdoors. The wider Rotherham area offers a range of everyday amenities, including supermarkets, local shops, cafés and leisure facilities, all within convenient reach by car or on foot.

Public transport is accessible via Rotherham Central railway station, which provides regular services to Sheffield, Meadowhall and Doncaster, with journey times typically around 15–20 minutes to Sheffield and Meadowhall and under 30 minutes to Doncaster. Local bus services also link the surrounding residential areas with Rotherham town centre and neighbouring districts.

Families will find a choice of primary and secondary schools within the town and surrounding suburbs, alongside parks and play areas. With its combination of three-bedroom accommodation, off-road parking and access to green spaces and walking routes, this semi-detached home represents a practical option for buyers looking to purchase in the Rotherham area.

## Entrance Hall



Property is accessed through a composite door, stairs leading to the first floor, feature radiator and a storage cupboard.

## Kitchen Diner



Having a range of wall and base units with a sink, tiling to splashbacks, space for cooker, washer and fridge freezer, extractor hood, humidity fan, panelled ceiling with spotlights, tiled floor, composite side door leading to the rear garden.

## Lounge



Having a front and rear window, two double radiators and a feature wall mounted electric fire.

## First Floor Landing



Having a window to the front and a feature radiator.

## Bedroom One



Having a window to the back, a feature radiator, fitted wardrobe and a storage cupboard housing the boiler.

## Bedroom Two



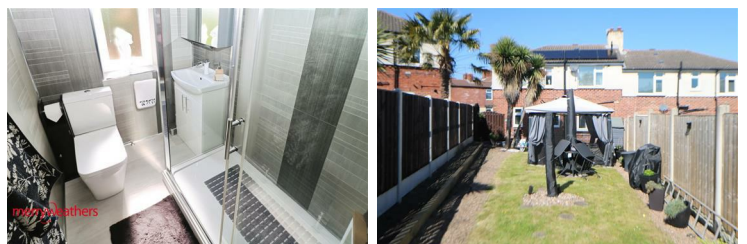
Having a window to the rear and a radiator.

## Bedroom Three



Having a window to the front, a feature radiator and a fitted wardrobe.

## Shower Room



Having a double shower cubicle with thermostatic

shower, hand wash basin with vanity unit, low flush w.c, heated towel rail, humidity fan, panelled walls and ceiling with spotlights, LVT flooring and a window over looking the rear garden.

## Outside



To the front of the property is accessed through gates leading into a driveway where there is a lawned grassed area with established tree. There is a further gate to the rear of the property. To the rear of the property is a low maintenance garden area which is mainly laid to lawn. Please note the property has solar panels - For further details please speak to our sales team.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity/ Solar Panels

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

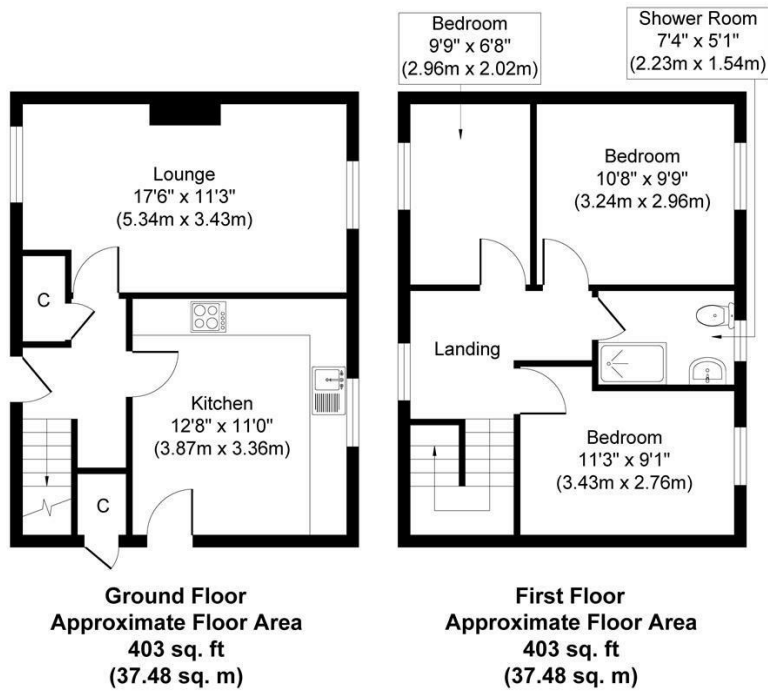
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan

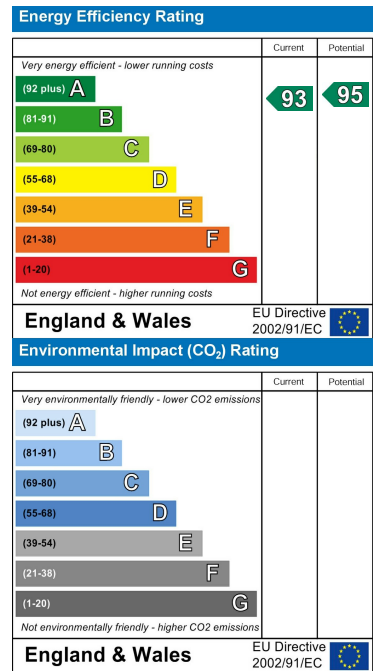


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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