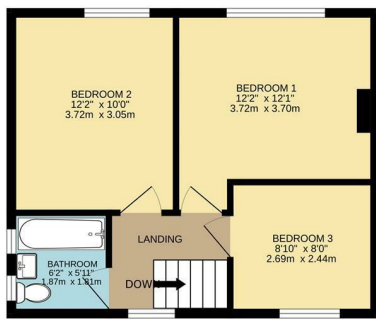


GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.5 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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ESTD 1840



40, Birchall Avenue, Rotherham, S60 4ED

Offers In The Region Of £200,000

40 Birchall Avenue, Whiston,
Rotherham, S60 4ED

Description
Situating in the heart of the ever-popular village of Whiston, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation, making it an ideal purchase for first-time buyers, young families or those looking to upsize. Conveniently positioned within easy reach of highly regarded local schools, shops, public transport links and excellent road connections, the property is perfectly placed for modern family living.

The accommodation begins with a welcoming entrance hall with a convenient ground floor WC. The generous open plan lounge and dining room provides a wonderful living and entertaining space, flooded with natural light and offering plenty of room for the whole family to enjoy. The modern fitted kitchen has been finished to a high standard and benefits from a range of integrated appliances, providing both practicality and contemporary style.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation, together with a stylish family bathroom fitted with a modern suite.

Outside, the front of the property has been designed for low-maintenance living and provides ample off-road parking. To the rear is a fully enclosed garden, perfect for children and pets, featuring a raised decking area ideal for outdoor dining, entertaining or simply relaxing during the warmer months.

Offering well-presented accommodation throughout in a highly sought-after location, this is a fantastic opportunity to purchase a home that is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer. Contact our office today to arrange your viewing.

- Beautifully presented three-bedroom semi-detached home in the heart of Whiston
- Spacious open plan lounge and dining room, ideal for modern family living
- Stylish fitted kitchen with a range of integrated appliances
- Convenient ground floor WC and contemporary family bathroom
- Three well-proportioned bedrooms
- Low-maintenance frontage providing off-road parking
- Enclosed rear garden with a raised decking area, perfect for entertaining
- Ideally located close to local schools, shops, public transport links and excellent road connections
- Freehold / Council Tax Band A
- Early viewing is highly recommended

