

Outbuilding  
30 sq m/322.91 sq ft  
Approx.

Cellar  
19 sq m/204.51 sq ft  
Approx.

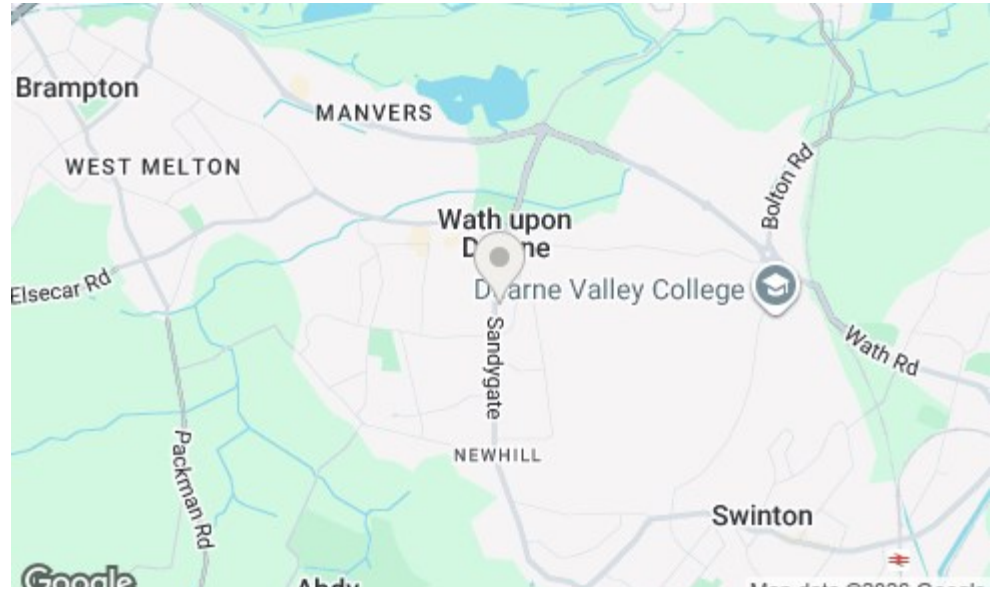
Ground Floor  
99 sq m/1065.62 sq ft  
Approx.

First Floor  
89 sq m/957.98 sq ft  
Approx.

Loft Floor  
20 sq m/215.27 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 @2020



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55, Sandygate, Rotherham, S63 7LU

Offers In The Region Of £450,000

# 55 Sandygate, Wath-Upon-Dearne, Rotherham, S63 7LU

**Description**  
ELR are delighted to present to the open market this outstanding five-bedroom semi-detached family home, a substantial and superbly maintained home offering generous accommodation both inside and out.

Set within an attractive and sizeable plot, the property enjoys a well-balanced location combining everyday convenience with lifestyle appeal. Excellent road links provide straightforward access to surrounding towns and cities, while nearby rail connections, a range of local amenities, and well-regarded schools make this an ideal choice for families. For those who enjoy the outdoors, open countryside is within easy reach, offering scenic walks and a sense of space rarely found alongside such convenience.

The property is well presented throughout and is entered via a generous entrance hall, providing access to all ground-floor rooms. The cosy lounge features a charming focal log-burner-effect fireplace, creating a warm and inviting space to relax. The modern breakfast kitchen is fitted with an abundance of units and is complemented by an impressive range cooker, making it ideal for family life and entertaining.

The dining room is of an excellent size and benefits from French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. Further ground-floor accommodation includes a convenient utility room, shower room, study/playroom and a good-sized conservatory overlooking the garden.

In addition, the property benefits from a cellar, offering further flexibility and potential, whether for storage, a hobby room or wine storage.

To the first floor, the property continues to impress with four well-presented and generously proportioned bedrooms, a modern family bathroom, and an additional separate WC. Stairs lead to a fifth bedroom, this a versatile attic space, with walk in access to a generous under eaves storage area.

Externally, the property continues to impress. To the front, a long driveway is flanked by lawned gardens and leads to a detached double garage, which also benefits from solar panels. The rear garden features a spacious patio area, ideal for outdoor dining, with steps down to a generous lawned garden with mature herbaceous borders, shrubs and trees, providing excellent privacy.

This is a rare opportunity to acquire a substantial family home in a desirable setting, and early viewing is highly recommended to fully appreciate everything on offer.

- Exceptionally spacious five-bedroom semi-detached family home set on a generous plot
- Highly commutable location with easy access to the M1 and M18 motorways
- Well presented throughout with a welcoming entrance hall and versatile living spaces
- Cosy lounge featuring a focal log-burner-effect fireplace
- Modern breakfast kitchen with an abundance of units and impressive range cooker
- Dining room with French doors to the rear garden, plus conservatory, utility and shower room
- Five well-proportioned bedrooms, modern family bathroom, second WC and versatile attic space
- Long driveway, detached double garage with solar panels, and private rear garden with patio
- Freehold / Tax Band D
- An internal viewing is strongly recommended

