



25 Eilam Close, Rotherham, S61 3QE

Offers Over £220,000

For sale: a three-bedroom semi-detached house in a popular residential area of Rotherham, well placed for local amenities and families. The property offers one reception room, a bathroom and benefits from a garage and off-road parking, providing practical storage and vehicle space. Gardens to three sides offer outdoor space for play, seating or planting.

Situated in Rotherham's S61 district, the house is convenient for local shops, primary and secondary schools, and everyday services. Nearby Rotherham town centre provides a wider range of supermarkets, retail outlets and leisure facilities, including Rotherham Civic Theatre and Clifton Park with its open green space, play areas and museum.

Public transport is accessible via Rotherham Central railway station, offering services towards Sheffield, Doncaster and beyond, with journeys to Sheffield typically around 15 minutes. Local bus routes also link the area with surrounding neighbourhoods and the town centre. Road connections include access towards the A629 and A6109, linking to major routes around South Yorkshire. Council Tax Band B.

Entrance Hall

Property is accessed through a double glazed door.

Lounge



Having a double glazed window and a radiator.

Kitchen



With a range of wall and base units with a sink unit, hob and oven, space for washing machine, storage cupboard, two double glazed windows and a door to the rear garden.

First Floor Landing



Bedroom One



Having a double glazed window and a radiator.

Bedroom Two



Having a double glazed window and a radiator.

Bedroom Three



Having a double glazed window and a radiator.

Bathroom



Having a fitted bathroom suite in white, with a bath, and fitted low flush w.c and hand wash basin, part tiled and window to the rear elevation.

Outside



Having a garden area which is mainly laid to lawn on three sides of the property. There is a driveway accessed to the rear of the property which leads to a garage and additional workshop.

Material Information

Council Tax Band B

Tenure Leasehold/£25 per year.

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

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 and Garage

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

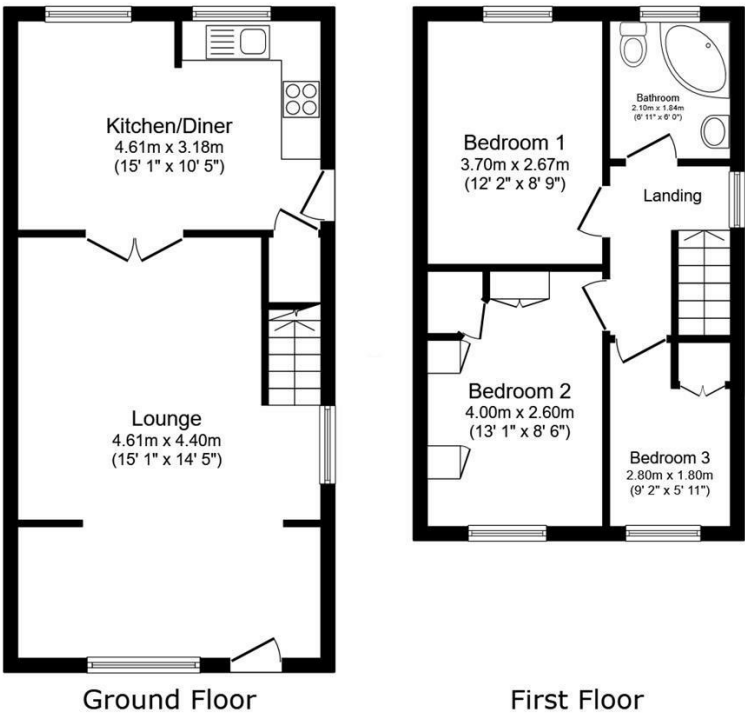
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

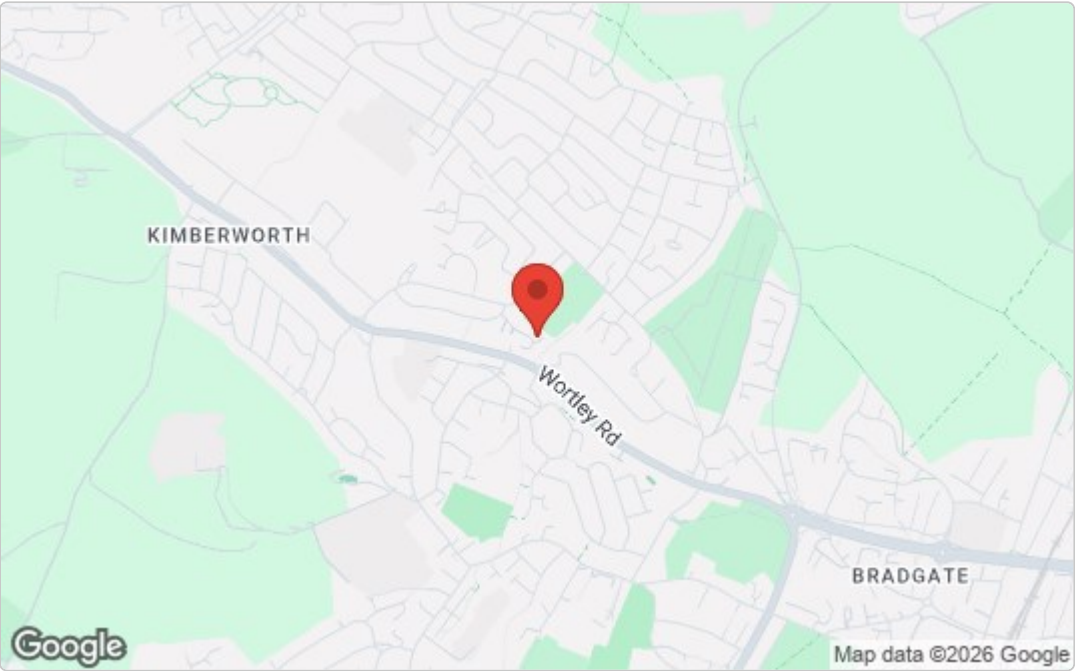
Floor Plan



Total floor area: 80.5 sq.m. (866 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

