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**9, Mowbray Place, Rotherham, S65 2UN** **Offers In The Region Of £190,000**

## 9 Mowbray Place, Rotherham, S65 2UN

Calling all First time buyers or growing families alike, located with the village of East Dene, this beautifully presented three-bedroom semi-detached home offers stylish and versatile accommodation, perfect for modern living.

Upon entering, a hall way leads to a bright and spacious rear-facing lounge, flooded with natural light and featuring elegant French doors that open directly onto the generous rear garden. The lounge seamlessly connects to a contemporary open-plan kitchen diner, creating an ideal space for both everyday living and entertaining. The modern kitchen is thoughtfully designed with ample storage and workspace, while the dining area provides the perfect setting for family meals and social gatherings.

The first floor offers three well-proportioned bedrooms, providing flexible accommodation to suit a variety of lifestyles. Whether used as comfortable family bedrooms, guest accommodation, a home office, or hobby room, each space offers versatility to meet your individual needs.

Completing the accommodation is a stylish modern family bathroom, finished to a high standard and designed with practicality in mind.

Externally, the property benefits from private off-road parking via a driveway, ensuring convenience for homeowners and visitors. To the rear, a substantial enclosed garden provides a wonderful outdoor retreat, featuring a patio area ideal for outdoor dining, entertaining, or simply relaxing while enjoying the surrounding space.

This attractive home combines modern living with village charm, making it an excellent opportunity for first time buyers, families, professionals, or those seeking a peaceful yet well-connected location.

Early viewings are a must to fully appreciate this opportunity!

- Three bedroom semi detached house located in the village of East Dene
- Bright modern open plan kitchen diner, overlooking the garden
- Separate rear facing lounge with french doors offering direct garden access
- Three bedrooms offering versatile living
- Modern family bathroom complete with shower and bath.
- Large rear garden with patio areas ideal for outdoor entertaining.
- Private driveway offering ample off street parking
- Located to local shops schools and transport links.
- Freehold/Tax Band A
- Early viewings highly recommended

