



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



171, East Bawtry Road, Rotherham, S60 4LH

£350,000



171 East Bawtry Road, Rotherham, S60 4LH

**Description**  
Situating in one of the area's most desirable residential locations, this stunning extended four-bedroom semi-detached property offers spacious, stylish accommodation perfectly suited to modern family living. Finished to an excellent standard throughout, this is a home that truly impresses from the moment you step inside.

The accommodation briefly comprises a welcoming front-facing lounge, beautifully enhanced by a bay window that fills the room with natural light. To the rear of the property lies the true heart of the home — an incredible open-plan kitchen, dining and sitting area, designed for both everyday living and entertaining. This exceptional space boasts high-end integrated appliances, a central island, and striking bi-fold doors that seamlessly connect the indoors with the garden beyond. A convenient downstairs WC completes the ground floor.

To the first floor, there are four generously sized bedrooms, providing flexible accommodation for families or those working from home. The master bedroom benefits from a stylish en-suite, while the remaining bedrooms are served by a modern and well-appointed family bathroom.

Externally, the property continues to impress. To the front, a driveway provides off-road parking, while to the rear is a fabulous enclosed garden offering a delightful patio area — ideal for outdoor dining — with steps leading up to a large lawned garden. Here you will also find a versatile summer house, perfect for use as a home office, gym, or relaxation space.

Set within a superb and highly sought-after location, the property is ideally positioned close to excellent local amenities, reputable schools, parks, and transport links, offering both everyday convenience and a strong sense of community.

Early viewing is highly recommended — this fabulous home is sure to attract strong interest and will not be available for long. Please call today to arrange your viewing.

- Impressive extended four-bedroom semi-detached family home
- Finished to a high standard throughout
- Stunning open-plan kitchen, dining and sitting area with high-end appliances and central island
- Bi-fold doors opening onto a fabulous enclosed rear garden
- Front-facing lounge with attractive bay window
- Master bedroom with en-suite plus modern family bathroom
- Driveway providing off-road parking and a versatile summer house
- Highly sought-after location close to amenities, schools, parks and transport links
- Freehold / Tax band C
- Early viewing is strongly advised

