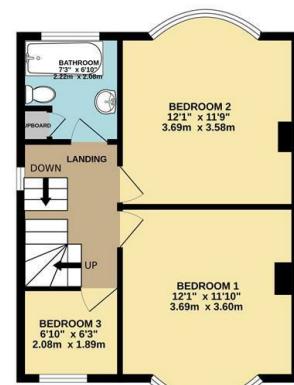




1ST FLOOR
458 sq ft. (42.6 sq.m.) approx.



2ND FLOOR
294 sq ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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 errors, omissions or inaccuracies. The floorplan is illustrative only and is not to scale. It is not to be used and relied upon 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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

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ESTD 1840



171, East Bawtry Road, Rotherham, S60 4LH

£350,000

171 East Bawtry Road, Rotherham, S60 4LH

LOCKWOOD & RIDDLE
ESTD 1840

Description

Situated 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

