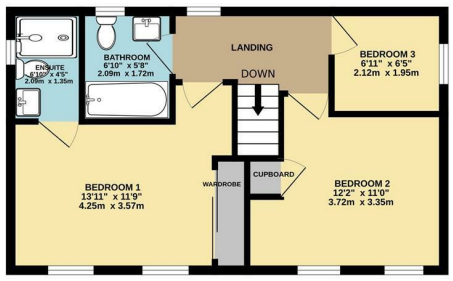
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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 ESTº 1840



1, Ryburn Road, Rotherham, S60 8AU

Offers In The Region Of £300,000

1 Ryburn Road, Waverley, Rotherham, S60 8AU

Guide Price £300,000 - £325,000

Situated on the ever-popular Waverley estate and just a short distance from the lake, this spacious three-bedroom detached property offers modern living in an excellent location, close to local amenities, Waverley Junior Academy, and superb transport links.

Upon entering the property, you are welcomed into a modern kitchen diner, thoughtfully designed and fully equipped with integrated appliances including a fridge freezer, dishwasher, and washing machine—perfect for both everyday living and entertaining. To the rear, the beautiful lounge is a real highlight, featuring French doors that open directly onto the garden, creating a bright and airy living space. Completing the ground floor is a convenient WC.

Upstairs, the property boasts three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home enjoys an attractive open-aspect frontage with lawn and mature shrubbery. A driveway to the side provides off-road parking and leads to a detached single garage. To the rear, the enclosed south-facing garden is ideal for relaxing and entertaining, featuring a lovely patio area, low-maintenance Astro turf, and a shed for additional storage.

This impressive property, which also benefits from energy efficient solar panels, offers a fantastic opportunity for families and professionals alike. Early viewing is highly recommended, as homes of this quality and location are rarely available for long.

- Spacious three-bedroom detached home on the highly sought-after Waverley estate
- Modern kitchen diner with integrated fridge freezer, dishwasher, and washing machine
- Bright and stylish lounge featuring French doors opening onto the rear garden
- Master bedroom with fitted wardrobes and en-suite shower room
- South-facing enclosed rear garden with patio area
- Driveway providing off-road parking leading to a detached single garage
- Close to local amenities, Waverley Junior Academy, and excellent transport links
- Solar Panels
- Freehold / Tax Band C
- Early viewing is strongly recommended













