

FOR SALE



Far Lane, East Dene
Asking Price Of £125,000


MARTIN&CO



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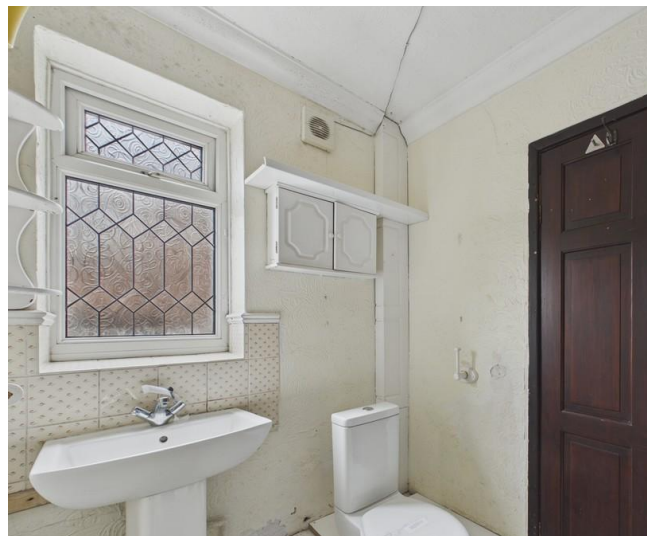
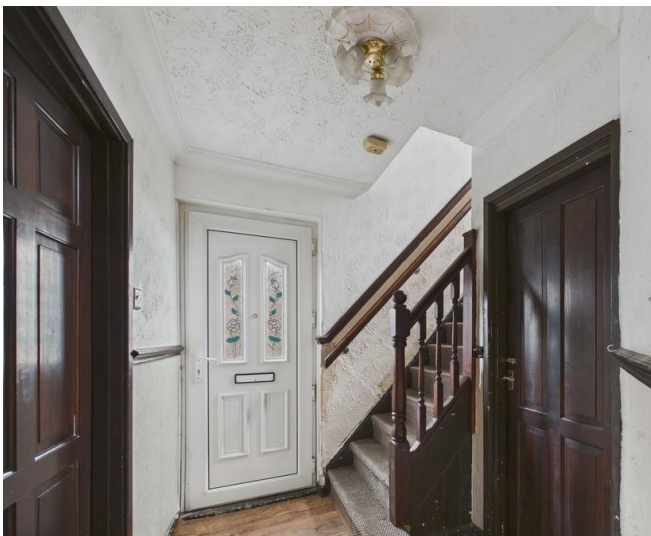
3 Bedrooms, 1 Bathroom

Asking Price Of £125,000

- Semi detached
- Three bedrooms
- Two reception rooms
- No chain
- Popular location

Offered for sale with no chain involved, Far Lane in East Dene presents a spacious and well laid out semi detached home in a convenient and established residential area of Rotherham. Set back from the road with a lawned front garden, the property offers generous accommodation across two floors and will appeal to a range of buyers looking for straightforward access to local amenities, transport links and schools. The entrance hall provides a practical introduction to the home, with stairs rising to the first floor and useful under stairs storage, ideal for coats, shoes and household items. The layout has a traditional feel, with clearly defined living spaces that offer flexibility for day to day life.

To the front of the property sits the lounge, positioned around a bay window that allows plenty of natural light and creates a pleasant outlook over the front garden. This is a comfortable reception room with enough space for a full suite of furniture, making it well suited to both relaxing evenings and social occasions. To the rear is a separate dining room with doors opening directly onto the garden. This room works well as a formal dining space, a second sitting room or even a playroom or home office depending on requirements. The connection to the garden makes it particularly practical during warmer months, offering an easy flow between inside and outside space.



The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space for everyday cooking. There is room for appliances, and the layout makes good use of the available space. The kitchen sits conveniently off the dining room, allowing for an easy routine when hosting or managing busy family life.

Also located on the ground floor is the bathroom, fitted with a three piece suite comprising bath, wash basin and WC. The downstairs bathroom arrangement adds flexibility and may suit those looking for ease of access without the need to rely solely on first floor facilities. Upstairs, the first floor landing leads to three well proportioned bedrooms. Each room offers practical space for bedroom furniture, with flexibility to adapt one as a home office or nursery if required. The layout makes good use of the footprint, providing comfortable sleeping accommodation without compromise. Externally, the property benefits from lawned gardens to both the front and rear. The rear garden offers a manageable outdoor space with scope for landscaping, entertaining or simply enjoying time

outside. It is well suited to those looking for a garden that can be enjoyed without excessive upkeep. The front lawn sets the property back from the road, contributing to a sense of separation and privacy. Far Lane is positioned within the popular East Dene area of Rotherham, a location known for its convenient access to everyday amenities. A range of local shops can be found nearby, while larger supermarkets including Tesco Extra at Drummond Street, Morrisons on Bramley Road and Aldi are all within easy reach. Rotherham town centre is just a short distance away, offering a broader selection of retail outlets, cafes and services.

For commuters, the property is well placed for access to major transport links. The A630 provides a direct route towards the M18 and M1 motorway networks, making travel towards Sheffield, Doncaster and beyond straightforward. Rotherham Central railway station offers regular services to Sheffield, Leeds and other regional destinations. There are also frequent local bus routes running through East Dene, connecting to surrounding areas and the town centre.



Families will appreciate the proximity to a number of local schools. East Dene Primary School is within walking distance, while St Ann's Junior and Infant School and Ferham Primary School are also nearby. For secondary education, Clifton Community School and Wath Academy are both accessible, along with further options in and around Rotherham. Overall, this is a spacious and practical home in a well connected location, offered to the market with no chain. With lawned gardens, flexible living space and easy access to amenities and transport links, it presents a solid opportunity for a wide range of buyers looking to secure a property in East Dene.

ENTRANCE HALL With a staircase rising to the first floor landing, laminate floor, under stairs storage and side facing entrance door.

BATHROOM Having a white three piece suite which+
*comprises of a low flush w.c, wash hand basin, bath,

tilled walls and side facing window.

LOUNGE Having coving to the ceiling, laminate floor, feature fire surround and front facing bay window, arch to the dining room.

DINING ROOM Coving to the ceiling, dado rail, laminate flooring and rear facing French doors to the garden.

KITCHEN With a range of fitted wall and base units, one and a half bowl sink, oven, hob, laminate floor, side facing entrance door, side and rear facing windows.

LANDING With spindled balustrade.

BEDROOM ONE With a front facing window.

BEDROOM TWO With a rear facing window.

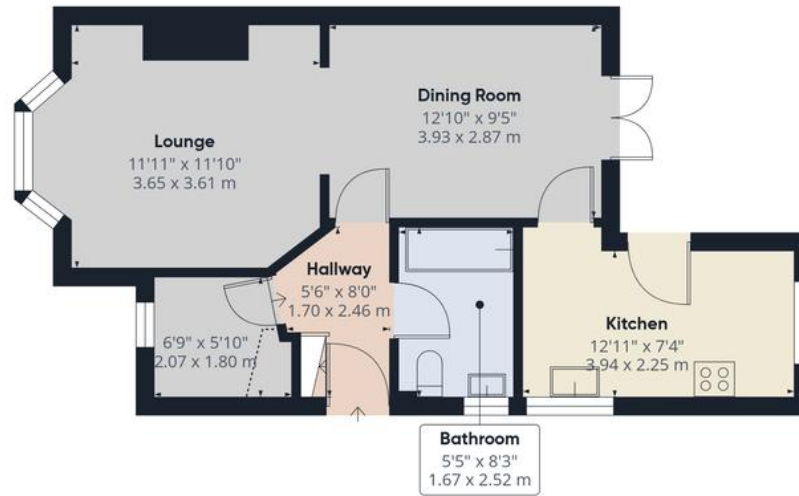
BEDROOM THREE Having a rear facing window.

OUTSIDE To the front is a lawn garden. To the rear there is a decked area and lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
872 ft²
80.9 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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