

FOR SALE



East Bawtry Road, Rotherham
Guide Price £200,000


MARTIN&CO



East Bawtry Road, Rotherham

3 Bedrooms, 1 Bathroom

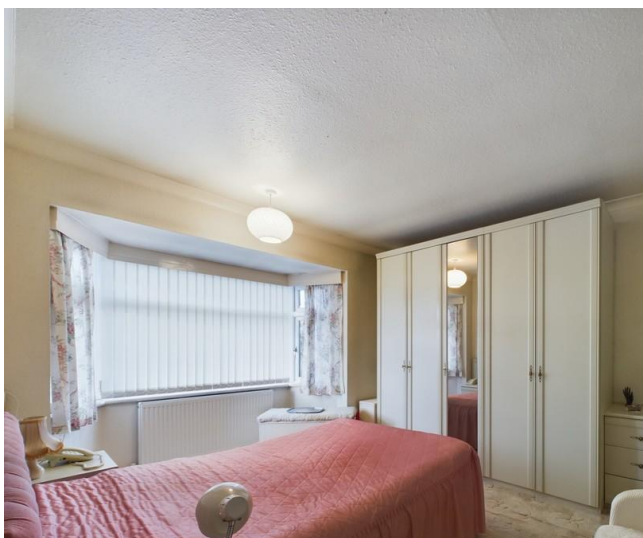
Guide Price £200,000

- Semi detached
- Three bedrooms
- No chain
- Two reception rooms
- Upgrade required

GUIDE PRICE £200,000 - £210,000. This three-bedroom semi-detached home, located at East Bawtry Road, offers a fantastic opportunity for buyers looking to personalise and upgrade a property. Situated in a highly accessible area, the home benefits from excellent commuter links, including the M1 and M18 motorways, as well as the Sheffield Parkway. Local amenities are close by, including supermarkets such as Tesco Extra and Aldi, while Rotherham town centre is just a short drive away. Families will appreciate the proximity to well-regarded schools. Public transport options are also easily available, making this a convenient location for both work and leisure.

Inside, the property comprises a front entrance porch leading to a hallway with stairs to the first floor. The bay-windowed lounge features a stone fireplace, offering potential for a cosy focal point. A separate dining room, also with a bay window, provides additional living space. The kitchen is fitted with built-in cupboards and has scope for modernisation. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. The family bathroom includes a white three-piece suite.

Externally, the home has a low-maintenance front garden and a driveway to the side, leading to a single



garage. At the rear, there is a generously sized garden, primarily laid to lawn, offering plenty of space for outdoor activities or landscaping improvements.

ENTRANCE PORCH. With front facing French style doors and matching side windows and door opening into the entrance hall.

ENTRANCE HALL. With coving to the ceiling and delph shelf. There is a staircase rising to the first floor landing, doors lead to the lounge and kitchen.

LOUNGE. A generous size lounge with coving to the ceiling. The focal point of the room is the feature stone fireplace housing the electric fire, door to the dining room and front facing bay window.

DINING ROOM. With coving to the ceiling, delph shelf, door to the kitchen and rear facing bay window overlooking the rear garden.

KITCHEN. With built in storage cupboards and under stairs storage. With worktops, single bowl sink, plumbing for washing machine, space for fridge freezer, electric cooker point, tiled walls, side facing entrance door and rear v-facing window overlooking the rear garden.

LANDING. With coving to the ceiling, loft access, cupboard housing the central heating boiler and side facing window.

BEDROOM ONE. A double size room with coving to the ceiling, fitted wardrobes, drawers and front facing bay window.

BEDROOM TWO. A double size room with coving to the ceiling and rear facing bay window overlooking the rear garden.

BEDROOM THREE. A single size room with coving to the ceiling, store cupboard and front facing window.

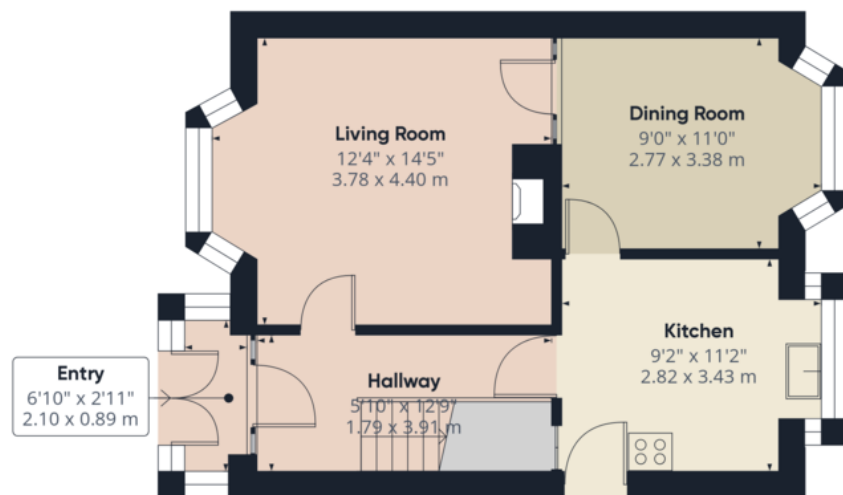


BATHROOM. With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls, side and rear facing windows.

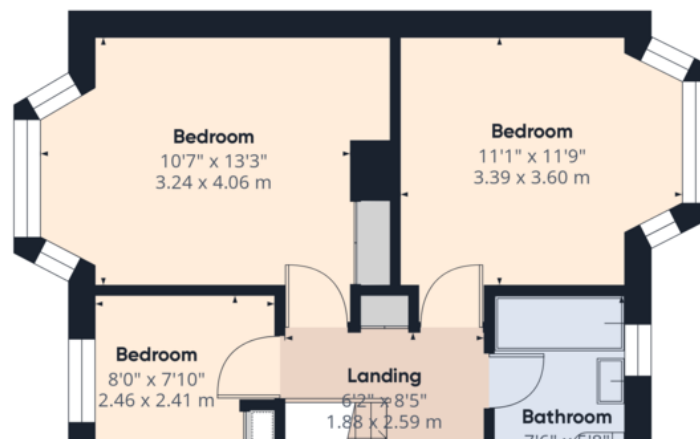
OUTSIDE. To the front of the property is a good size, low maintenance garden with lawn and rockery. With a drive to the side which provides off road parking and leads to the single garage. To the rear is a generous size lawn, patio, borders and greenhouse.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



Approximate total area⁽¹⁾
873.27 ft²
81.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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