

FOR SALE



East Bawtry Road, Rotherham
Guide Price £230,000


MARTIN&CO



East Bawtry Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £230,000

- Semi detached
- Three bedrooms
- Drive and garage
- Popular location
- Garden pod

GUIDE PRICE £230,000 - £240,000. Located in the sought-after area of Whiston, this bay-windowed three-bedroom semi-detached home offers well-proportioned living space and excellent access to commuter links, local amenities, and public transport. Positioned along East Bawtry Road the property is ideal for those needing easy access to the M1, M18, and Sheffield Parkway while still enjoying the benefits of a residential setting.

The entrance hall features spindled stairs leading to the first floor, creating a welcoming feel upon entry. The bay-windowed lounge is a bright and comfortable space with laminate flooring, providing a practical yet stylish finish. A separate dining area, also with laminate flooring, benefits from a rear-facing window overlooking the garden, making it a pleasant space for mealtimes or entertaining. The kitchen is fitted with a range of wall and base units, offering good storage and workspace along with room for appliances and a useful pantry for additional storage. Upstairs, the first-floor landing leads to three well-sized bedrooms. The two double bedrooms both benefit from bay windows, adding character and extra space, while the third bedroom is ideal for a home office, nursery, or guest room. The family bathroom is fitted with a three-piece suite, providing a functional and neutral space.



Externally, the property has a front garden, with a driveway offering off-road parking and leading to a single garage. The rear garden is a generous size, mainly laid to lawn, providing plenty of outdoor space for relaxation or recreation. A standout feature is the garden pod, which offers flexibility as a home office, hobby space, or garden room, catering to a range of modern lifestyle needs.

Whiston is a well-regarded area with excellent local amenities. Everyday shopping is convenient, with Morrisons and Aldi both within easy reach, while nearby entertainment and dining options can be found at the popular Woodman pub or Sitwell Golf Club. Families will benefit from reputable schools. For commuters, the location is ideal, with quick access to major road networks, including the M1 and Sheffield Parkway, while regular bus services connect to Rotherham, Sheffield, and surrounding areas. With its well-balanced living space, excellent location, and additional garden pod, this home is a great choice for a variety of buyers.

ENTRANCE HALL Having double doors opening into the hall, a staircase rises to the first floor landing and laminate flooring.

LOUNGE With coving to the ceiling, wall mounted electric fire and front facing bay window.

DINING AREA With coving to the ceiling, laminate flooring and rear facing bay window.

KITCHEN With fitted wall and base units in beech. Base units are set beneath contrasting worktops which include a single bowl sink, space for fridge, open inset to the chimney breast which has space for gas cooker and plumbing for washing machine, there is a pantry, tiled splash backs, tiled floor, side facing entrance door and rear facing window.

LANDING With side facing window and access to the loft.



BEDROOM ONE A double size room with laminate flooring and bay window to the rear.

BEDROOM TWO A double size room with laminate flooring and front facing bay window.

BEDROOM THREE A single size room with laminate flooring and front facing window.

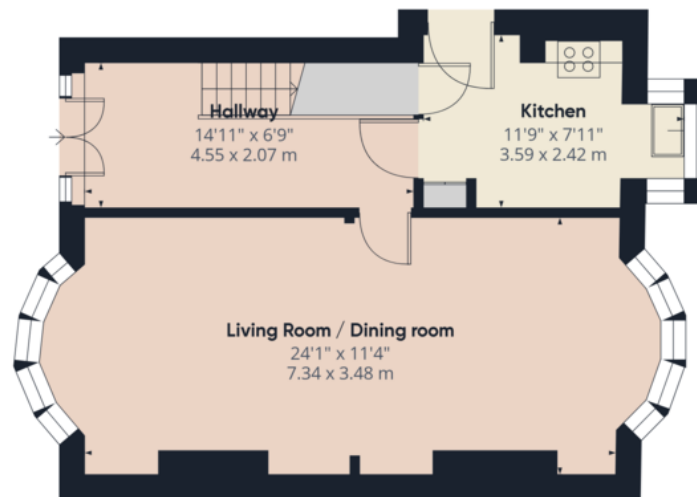
BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls, tiled floor and rear facing window.

OUTSIDE To the front is a lawn garden with drive to the side providing off road parking which leads to a single garage. The rear garden is mainly laid to lawn. Garden Pod currently used as an office but could be used for any purpose.

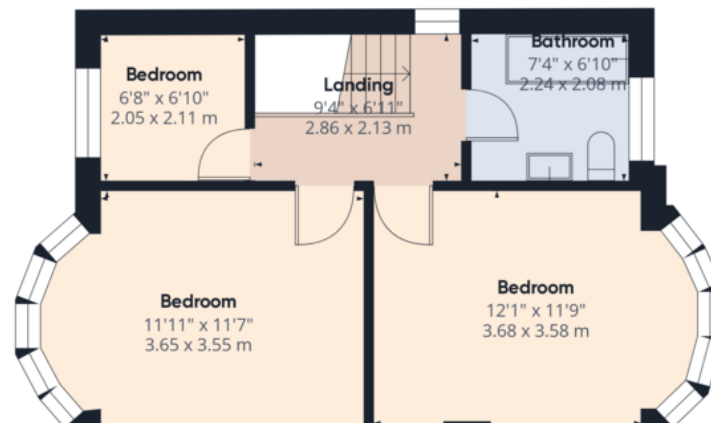


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

950.99 ft²

88.35 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.

Calculations were based on RICS IPMS 3C standard. Please note that

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.