

**TO LET**



**East Bawtry Road, Rotherham**  
**£925 pcm**

  
**MARTIN&CO**



## East Bawtry Road, Rotherham

Semi-Detached House,  
3 bedroom, 1 bathroom

£925 pcm

Date available: 12th June 2025

Deposit: £1,067

Unfurnished

Council Tax band: A

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Tucked along East Bawtry Road in the popular S60 area of Rotherham, this three-bedroom semi-detached property offers a practical and well-sized living space in a location that makes day-to-day life easier. With off-road parking at the front and a smart layout inside, the house strikes a good balance between functionality and comfort, ideal for those looking for a place that's ready to settle into without fuss.

Inside, the layout is straightforward and well thought out.



The ground floor includes a generously sized lounge positioned at the front of the house, providing a quiet and comfortable space to relax in the evenings. At the rear, the kitchen diner runs the width of the house, fitted with modern units and space for a dining table. Patio doors at the back lead out to the rear garden, making the area feel connected and providing a pleasant flow between indoor and outdoor spaces during warmer months. There's also a downstairs w/c tucked away for convenience.

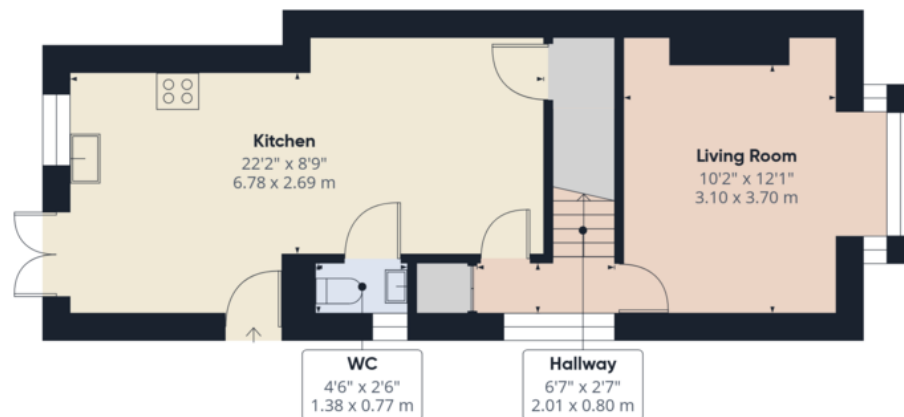
Upstairs, the property offers three solid bedrooms. The master bedroom is particularly spacious and benefits from its own ensuite shower room, while the other two bedrooms are both well-proportioned – whether for growing families, working from home, or guests. A separate family bathroom serves the second and third bedrooms.

The exterior includes off-road parking to the front and a private garden to the rear, offering a space that's manageable but with enough room to enjoy in the summer.

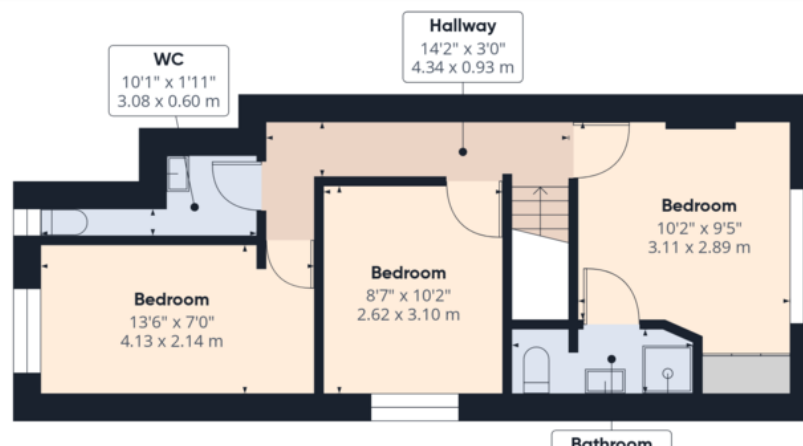
The location is a strong point here. East Bawtry Road is a key route through Rotherham, connecting to the A631 and providing straightforward access to the M1 and M18 motorways – ideal for commuters heading into Sheffield, Doncaster or beyond. Rotherham Central Station is just under 10 minutes by car and offers regular services into Sheffield and Leeds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>®</sup>  
875 ft<sup>2</sup>  
81.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

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