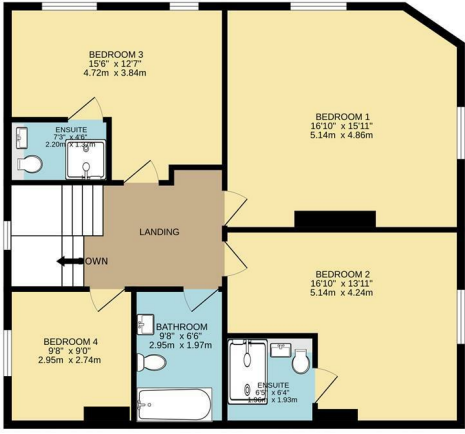
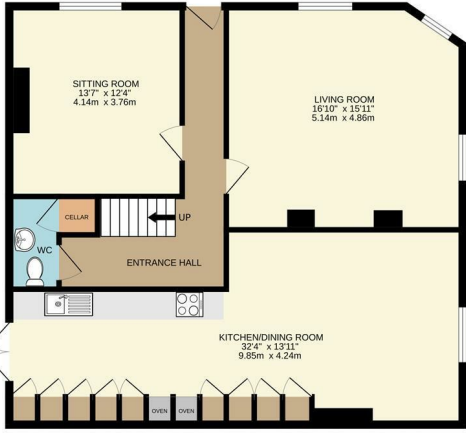


GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.

1ST FLOOR
948 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 1893 sq.ft. (175.9 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 operation or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



45, Chapel Street, Rotherham, S61 4EW

Guide Price £325,000

45 Chapel Street, Greasbrough,
Rotherham, S61 4EW

Guide Price £325,000 - £350,000
Situating in the heart of the ever-popular Greasbrough, this exceptional four-bedroom, three-bathroom family home has been fully renovated to an outstanding specification, offering spacious and beautifully presented accommodation throughout. Available with no onward chain, this move-in ready property is ideal for growing families seeking style, space and convenience.

Perfectly positioned within easy reach of local amenities, well-regarded schools and excellent transport links, this impressive home seamlessly combines character with contemporary design.

Stepping through the entrance hall, you are welcomed into a home finished to an exceptional standard. The property boasts a spacious and elegant lounge, perfect for relaxing with family, alongside a separate sitting room offering a versatile second reception space ideal as a snug, playroom or home office.

The heart of the home is the stunning open-plan kitchen and dining room, thoughtfully designed with an abundance of stylish wall and base units, quality integrated appliances and ample workspace. The generous dining area provides the perfect setting for entertaining, while French doors open onto the rear garden, seamlessly blending indoor and outdoor living.

Completing the ground floor is a convenient WC, together with access to the useful cellar, offering excellent additional storage.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation for families of all sizes. Bedroom Two and Bedroom Three both benefit from their own stylish en-suite shower rooms, offering added comfort and privacy for family members or guests. Bedroom One is an impressive, spacious double bedroom, while Bedroom Four is a generous single room, ideal as a child's bedroom, nursery or home office. Completing the accommodation is a beautifully appointed family bathroom, finished to the same high standard as the rest of the home.

Externally, the property continues to impress with a low-maintenance rear garden featuring an attractive decked seating area and lawn, creating the perfect space for family enjoyment throughout the year. There is also a driveway providing off-road parking, adding further practicality to this superb home.

Perfectly positioned within this highly sought-after village, the property enjoys easy access to a wide range of local shops, cafés, supermarkets and everyday amenities. Excellent transport connections place Rotherham, Sheffield and the surrounding motorway network within easy reach, while well-regarded schools are all close by, making this an ideal location for families.

Contact us today to arrange a viewing.

- Fully renovated throughout to an exceptional specification
- Four generous bedrooms, two benefiting from their own en-suite shower room
- Three modern bathrooms, including a family bathroom and convenient ground floor WC.
- Two spacious reception rooms, comprising a generous lounge and separate sitting room
- Impressive open-plan kitchen/dining room featuring an abundance of units and integrated appliances
- Low-maintenance rear garden with a decked seating area and artificial lawn
- Driveway providing off-road parking
- Offered for sale with no onward chain, ideally located close to local amenities, excellent schools and superb transport links
- Freehold / Council Tax Band C
- Internal inspection highly recommended

