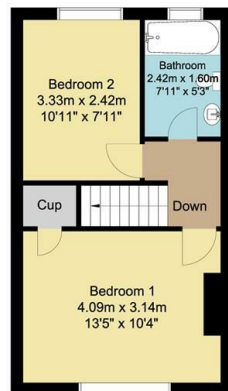
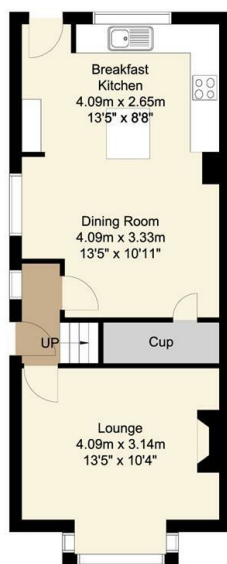
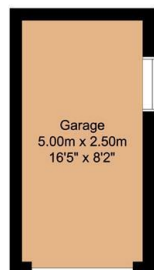


Outbuilding
13 sq m/139.93 sq ft
Approx.

Ground Floor
43 sq m/462.84 sq ft
Approx.

First Floor
31 sq m/333.68 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/measure if quoted on this plan. CP Property Services @2026



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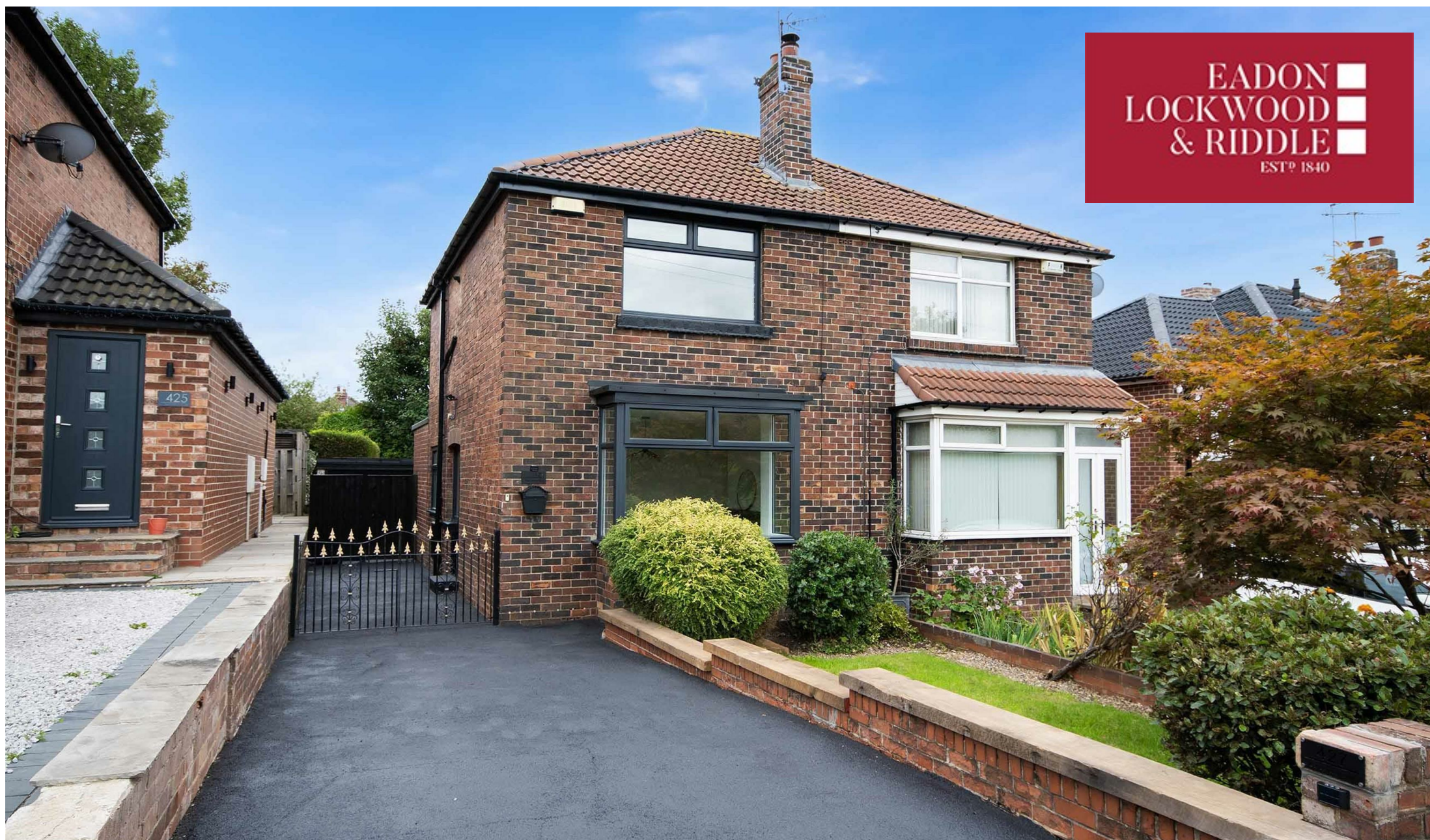
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

427, East Bawtry Road, Rotherham, S60 4ES

Asking Price £220,000

427 East Bawtry Road, Whiston,
Rotherham, S60 4ES

Description
A superb opportunity to purchase this fully renovated and extended two-bedroom semi-detached home, ideally positioned within the highly sought-after area of Whiston. Beautifully presented throughout and offered for sale with no onward chain, this impressive property is ready to move straight into and would make an ideal first home.

Set back from East Bawtry Road on a quiet slip road, the property has been thoughtfully modernised, creating a stylish and practical home which combines attractive contemporary finishes with well-proportioned accommodation.

The property is entered via a useful side entrance lobby, which leads into the welcoming front-facing lounge. The lounge features a lovely bay window, allowing plenty of natural light into the room and creating a comfortable space in which to relax.

The real heart of the home is the stunning extended breakfast kitchen, which has been finished to an excellent standard and features a range of modern fitted units, integrated appliances and a central island providing an excellent focal point and additional preparation/seating space. The kitchen flows seamlessly into the dining area, creating a fantastic open-plan space which is perfect for everyday living and entertaining.

To the first floor are two good-sized bedrooms, with the principal bedroom positioned to the front of the property. The second bedroom is also a well-proportioned room, while the contemporary bathroom completes the accommodation.

Externally, the property continues to impress. To the front is a long driveway providing ample off-road parking and leading to a detached garage, together with a neat lawn and established bushes and trees which provide a degree of privacy. To the rear is a particularly pleasant long, lawned garden, complemented by a decking area which provides an ideal spot for outdoor seating and enjoying the garden during the warmer months.

The location is another major attraction. Being set back from East Bawtry Road, the property is conveniently positioned for access to Rotherham Hospital, Rotherham Town Centre and a wide range of local amenities, whilst the nearby Sheffield Parkway provides excellent links towards Sheffield and the surrounding areas. The property is also ideally placed for access to the M1 motorway, making it particularly convenient for commuters.

This is a genuine turnkey property which has been extensively renovated and thoughtfully extended to create a stylish and highly appealing home. Perfect for first-time buyers, downsizers or those simply looking for a home that requires no work, properties of this calibre are rarely available for long.

The property really does need to be viewed to fully appreciate the quality, space and standard of renovation on offer. Call ELR today to arrange your viewing.

- Fully renovated and extended two-bedroom semi-detached home
- No onward chain – ideal for first-time buyers
- Highly sought-after Whiston location
- Stunning breakfast kitchen with integrated appliances and central island
- Spacious lounge with attractive front-facing bay window
- Two good-sized bedrooms and modern bathroom
- Long driveway, detached garage and attractive gardens
- Convenient for Rotherham Hospital, Town Centre, Sheffield Parkway and M1
- Freehold / Council Tax Band B
- Early viewing is essential

