FOR SALE









Rockcliffe Road, Rawmarsh
Guide Price £180,000

MARTIN&CO







Rockcliffe Road, Rawmarsh

3 Bedrooms, 1 Bathroom

Guide Price £180,000

- **Semi detached**
- **Three bedrooms**
- **Two reception rooms**
- **Generous garden**
- **No chain**

GUIDE PRICE £180,000 - £190,000. Located on a popular residential street in Rawmarsh, Rockcliffe Road offers far more space than initially meets the eye. This extended three-bedroom semi-detached home has recently been redecorated throughout, providing a clean and neutral canvas that's ready to move into. With no onward chain, it's an opportunity for a wide range of buyers looking for a well-positioned property close to schools, shops, and good transport links.

From the entrance hall, a staircase rises to the first floor, while the ground floor offers two well-proportioned reception areas. The lounge at the front features a good size window, bringing in plenty of natural light and giving the room a sense of comfort and warmth. The separate dining room is at the rear of the property and benefits from French doors leading out to the garden, making it ideal for more sociable meals or simply enjoying the outdoor space during the warmer months.

The kitchen has been fitted with a good range of shaker-style wall and base units, offering ample storage and preparation space. There's an integrated oven, hob and extractor, and enough room to accommodate additional appliances. The layout flows well, making it a practical working kitchen that connects easily to the dining area and garden beyond.

Also on the ground floor is a bathroom, fitted with a white four-piece suite including separate shower cubicle, bath, toilet and sink - an unusual bonus in a property of this size and age, offering convenience for families and visitors alike.
Upstairs, the first-floor landing leads to three well-sized bedrooms. The largest of the three spans the full width of the property and includes an ensuite WC with wash basin, adding a level of comfort that's particularly useful during busy mornings. The remaining two bedrooms are also generous in size, both easily fitting standard bedroom furniture, and would suit children, guests or even a home office.
The exterior of the property has been set up for low-maintenance living. To the front and side is block paving. The rear garden is unexpectedly large and offers a good combination of lawn and patio area, creating a space that works well for both quiet outdoor time and social gatherings.
Rockcliffe Road is well-positioned for access to Rawmarsh's local amenities. Nearby Parkgate Shopping Park offers a wide range of retailers including Morrisons, Asda Living, and Boots, as well as food outlets and other services. Within a short walk or drive, there are several local convenience stores and takeaways. For those commuting, Rotherham Central train station is just over 3 miles away, with regular services to Sheffield, Doncaster and beyond. Bus links are also strong, with routes passing through Rawmarsh connecting the area to neighbouring towns and Rotherham town centre.
Families will appreciate the selection of nearby schools. Rawmarsh Ashwood Primary School and Rawmarsh Thorogate Junior and Infant School are both under a mile away, while Rawmarsh Community School (secondary) is also easily accessible, making this a practical location for households with children.
The area has a well-established community feel, and green spaces such as Rosehill Park are within walking distance, offering open areas for walking or outdoor activities.
In summary, this is a property that ticks several boxes. It's larger than many semi-detached homes in the area, thanks to its extended ground floor and spacious









garden. The neutral decoration and no-chain status make it an easy transition for a new owner, and the convenient location supports daily life with schools, shops, and transport all within easy reach.

ENTRANCE HALL A welcoming hall with a staircase rising to the first floor landing, under stairs store cupboard and front facing entrance door.

LOUNGE A good size lounge with front facing window.

DINING ROOM A well proportioned room with a side facing window, door to the kitchen and rear facing French style doors that lead to the rear garden.

KITCHEN Having an extensive range of fitted wall and base units fitted in shaker style, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, hob, oven, plumbing for washing machine, space for fridge freezer, breakfast bar area, tiled splash backs, three side facing windows and side facing entrance door.

DOWNSTAIRS BATHROOM Having a white four piece suite which comprises of a low flush w.c, wash hand basin, bath, separate shower cubicle, tiled walls and rear facing window.

LANDING With loft access and side facing window.

BEDROOM ONE A generous size master bedroom with front facing window.

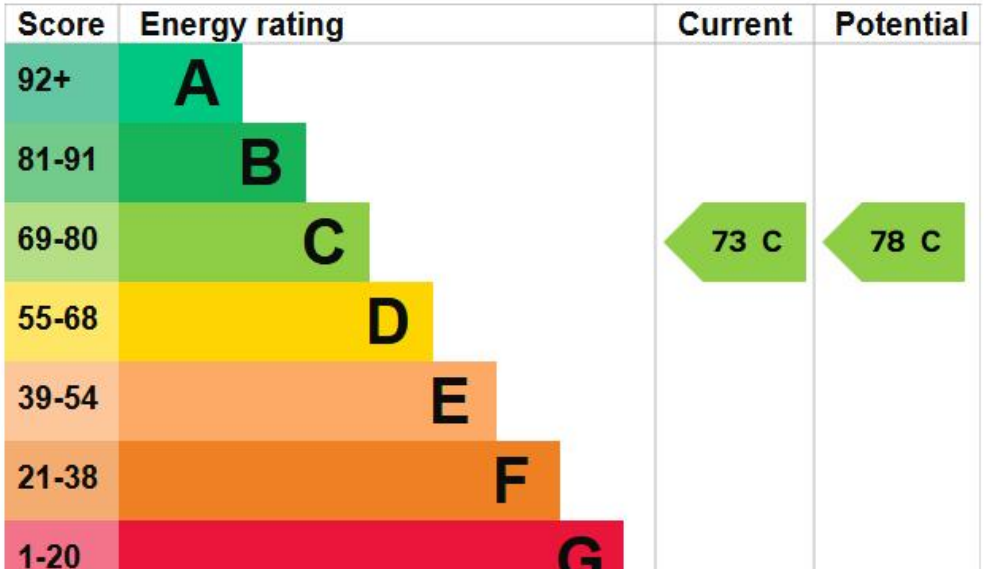
EN SUITE With a low flush w.c, vanity wash hand basin with tiled splash backs.

BEDROOM TWO A generous size bedroom with rear facing window.

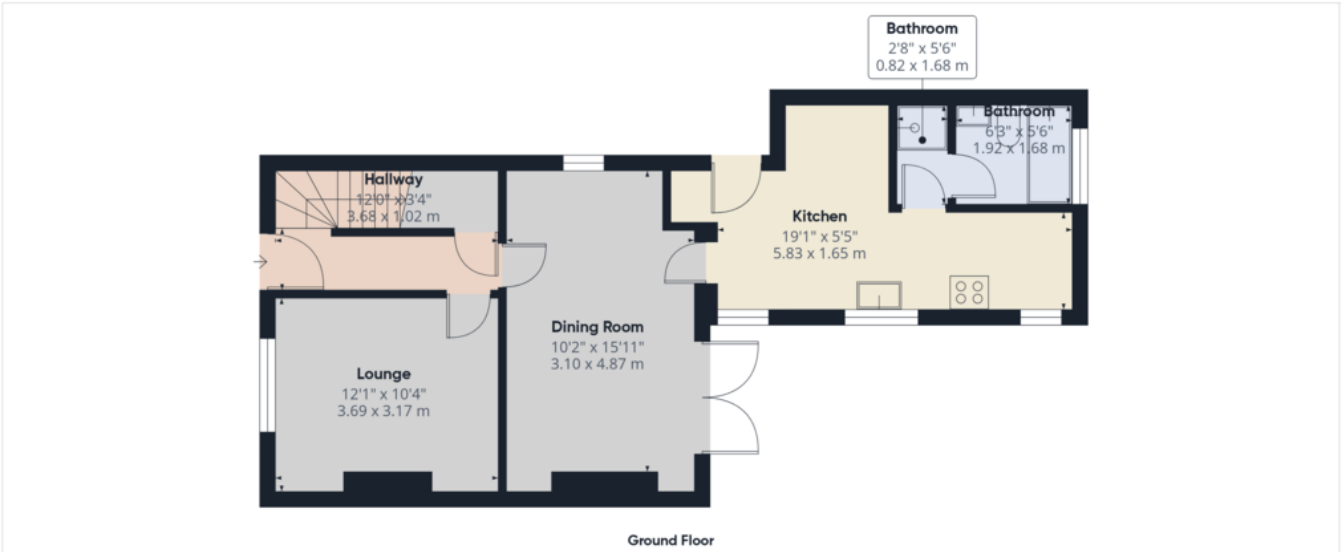
BEDROOM THREE A generous size bedroom with rear facing window.

OUTSIDE To the front of the property is a block paved frontage which extends to the side. To the rear is a larger than average garden with paved patio area and generous lawn.









Approximate total area(1)

915 ft²

85 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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The Property Ombudsman