

Churchills



Johnsons Gardens

Wath-Upon-Dearne, Rotherham S63 6FR

- END TOWN HOUSE
- MODERN LIVING THROUGHOUT
 - DOWNSTAIRS WC
- MASTER BEDROOM SUITE
 - EPC RATING C
- THREE STOREY
- DINING KITCHEN
- BATHROOM & ENSUITE
- ENCLOSED GARDENS

Offers In The Region Of £180,000 Freehold





Welcome to this charming three-storey end townhouse located in the desirable Johnsons Gardens, Wath-Upon-Dearne. This modern property boasts a sleek and contemporary design, perfect for those seeking a stylish living space.

As you step inside, you are greeted by a bright fitted kitchen and spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three inviting bedrooms, there is plenty of space for the whole family to unwind and make themselves at home. The two bathrooms and downstairs bathroom ensure convenience and comfort for all residents.



Parking is always a premium, and this property doesn't disappoint with parking space for two cars, making coming home a breeze. The location of Johnsons Gardens is surrounded by green spaces that provide a tranquil and picturesque setting for your daily life.

Don't miss out on the opportunity to make this townhouse your new home. Embrace the modern living, convenient amenities, and peaceful surroundings that this property has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Rotherham.



GROUND FLOOR ACCOMMODATION

Glazed security door and uPVC double glazed window to the front elevation. Oak handrail and white spindles to stair case. Central heating controls. Oak door through to:

ENTRANCE HALLWAY

Glazed security door and uPVC side window to the front elevation. Stairs to first floor, central eating radiator

DINING KITCHEN

14'11" x 7'6"

uPVC double glazed window to the front elevation, The fully fitted modern white kitchen has a range of wall and base units with grey worktops, contemporary glass tiles and white cooking splashback. Integrated appliances comprise of electric oven, microwave, gas hob, extractor hood, fridge freezer, dishwasher and washing machine. Downlights to the ceiling and under wall units, central heating radiator, laminate flooring.



DOWNSTAIRS WC

Comprising of modern white suite with wc and sink unit, tiled to two walls, central heating radiator, downlights to the ceiling, central heating radiator.

LOUNGE

15'0" x 12'10"

uPVC double glazed windows and French doors overlooking the enclosed garden. Feature wall with media sockets. Two central heating radiators.

FIRST FLOOR ACCOMMODATION

LANDING AREA

Stairs from entrance hallway with oak handrail and white spindles. Storage cupboard housing hot water cylinder and shelving. Access to the loft space.

BEDROOM TWO

13'0" x 9'7"

Two uPVC double glazed windows to the rear elevation. TV point, central heating radiator.

BEDROOM THREE

9'10" x 6'2"

uPVC double glazed window to the front elevation. A range of modern fitted grey units, cabin bed, desk and double wardrobe. Central heating radiator.

FAMILY BATHROOM

6'11" x 6'0"

uPVC double glazed window to the side elevation. Modern white bathroom suite comprising of wc, sink with storage beneath, direct feed rain shower and glass shower screen. Contemporary tiling, chrome ladder radiator, downlights to the ceiling, extractor fan and shave point..

SECOND FLOOR ACCOMMODATION

Stairs from First floor landing with uPVC double glazed window to the front elevation.

MASTER BEDROOM SUITE

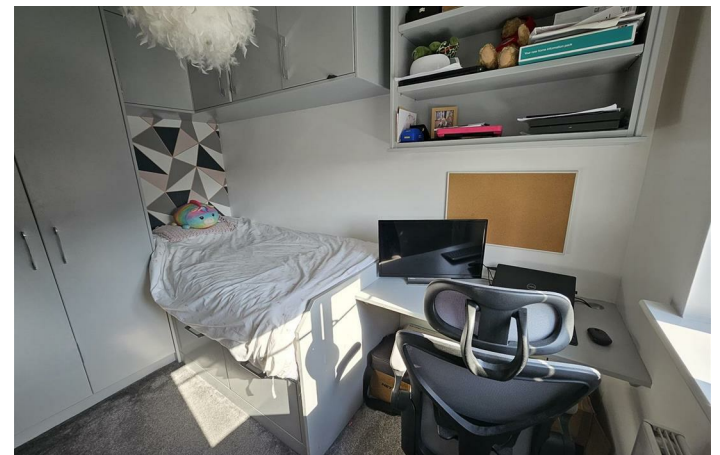
13'9" x 13'1" reducing to 5'4"

Stairs from first floor with oak handrail and white spindles. Comprising of bedroom, dressing area and ensuite shower room. uPVC double glazed dormer window to the front elevation and velux window to the rear. Modern floor to ceiling fitted wardrobes to one wall, storage cupboard to the eaves. Downlights to the ceiling, two central heating radiators.

SHOWER ROOM

6'4" x 7'0"

Velux window to the rear. A modern fitted bathroom comprising of white wc, sink with storage beneath and double shower cubicle with direct feed rain shower and wand. Chrome ladder radiator, shave point, built in storage unit, downlights to the ceiling.



EXTERIOR & GARDENS

To the front of the property is parking for two vehicles. The rear garden is fully enclosed, provides a side access gate and not directly overlooked. There is an Indian stone patio, artificial grass and raised flower beds.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these

reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.





Local Authority Rotherham
Council Tax Band C
EPC Rating C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.