

Churchills

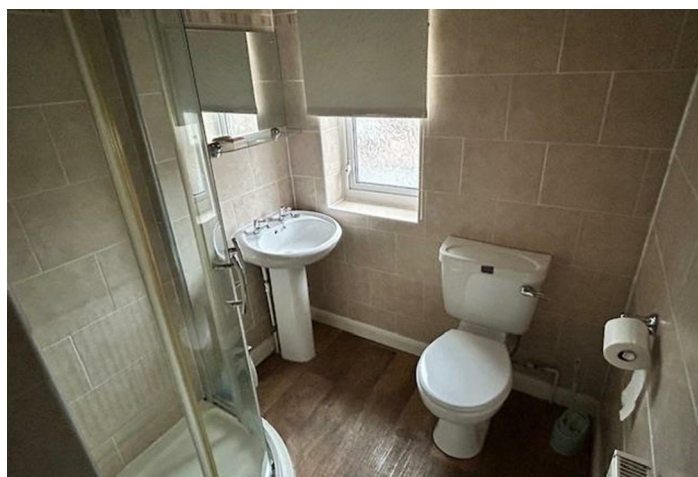


Grange Road

Wath-Upon-Dearne, Rotherham S63 6LG

- TWO BEDROOM
- BLOCK PAVED DRIVEWAY
- MODERN BATHROOM
- GOOD LOCATION
- SEMI DETACHED HOUSE
- COMBINATION BOILER
- ENCLOSED GARDENS
- EPC RATING TBC

Offers In The Region Of £140,000 Freehold





Welcome to this charming semi-detached house located on Grange Road in the picturesque village of Wath-Upon-Dearne, Rotherham. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's ample space for a small family or guests. The house features a well-maintained bathroom, ensuring convenience for all residents.

Situated in a serene neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life. The semi-detached style provides a sense of privacy while still being part of a friendly community.

Don't miss the opportunity to make this house your home sweet home in the heart of Rotherham. Whether you're looking to settle down or invest in a property with great potential, this house on Grange Road is sure to capture your heart.



GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

Stairs to first floor landing. Laminate wood effect flooring. Single panelled central heating radiator.

LOUNGE

12'5" * 12'4" reducing to 10'5"

uPVC double glazed bay window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator. Wall mounted modern electric flame effect fire. TV aerial socket.

KITCHEN

15'3" * 8'3" reducing to 5'8"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Single drainer sink unit with mixer tap to splash back areas. Double panelled central heating radiator. Pantry off and understairs storage cupboard.



LANDING

Stairs from entrance hallway. Loft access point. Laminate wood effect flooring.

BEDROOM ONE

12'6" * 8'2"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator. Storage cupboard off housing combination boiler.

BEDROOM TWO

12'9" * 8'4"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Laminate wood effect flooring. Built in wardrobes to one wall.



BATHROOM

8'5" * 5'7"

uPVC double glazed window to front elevation. Suite in white comprising of shower cubicle with direct feed shower, hand wash pedestal basin and low flush WC.

Fully tiled to all walls. Laminate wood effect flooring. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a block paved driveway with parking for a least two cars. To the rear is a good size fenced garden mostly grass with paved patio area.

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.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Yorkshire Water

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available. It has NOT been confirmed whether there is any broadband connection to the property



Local Authority Rotherham
Council Tax Band A
EPC Rating D



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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.