

Churchills



Barnsley Road

Wath-Upon-Deerne, Rotherham S63 6DQ

- THREE BEDROOM
- EXTENDED KITCHEN
 - DINING ROOM
- OPEN ASPECTS TO REAR
- SEMI DETACHED HOUSE
- COMBINATION BOILER
- LARGE REAR GARDEN
- EPC RATING D

Offers Over £160,000 Freehold





Situated on Barnsley Road in the charming area of Wath-Upon-Deane, Rotherham, this delightful extended semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The property benefits from local amenities and excellent transport links, making it easy to explore the surrounding areas. In summary, this extended semi-detached house on Barnsley Road is a wonderful opportunity to create lasting memories. With its spacious bedrooms and inviting reception area, it is ready to welcome its new owners. Do not miss the chance to make this charming property your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway, further timber framed and glazed doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE

13'5" into bay * 10'9"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Surround housing a log effect electric fire with tiled back and hearth. TV ariel socket. Open plan through to:

DINING ROOM

12'2" * 11'1"

uPVC double glazed window to rear elevation. Double panelled central heating radiator.

KITCHEN

13'3" * 8'10"

uPVC double glazed window to rear elevation. Range of modern wall and base units with roll edged work surfaces. Built in cooking facilities comprising of double electric oven and induction hob with chimney type extractor over. Integrated appliances include fridge and freezer units, automatic washing machine and dishwasher. Single drainer double bowl sink unit with mixer tap. Tiles to splash back areas. Wall mounted combination boiler. Doorway to cellar. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts across landing. Storage cupboard off.

BEDROOM ONE

14'5" * 11'2"

Two uPVC double glazed windows to front elevation. Double panelled central heating radiator.

BEDROOM TWO

12'3" * 8'7"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM THREE

8'11" * 6'7"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

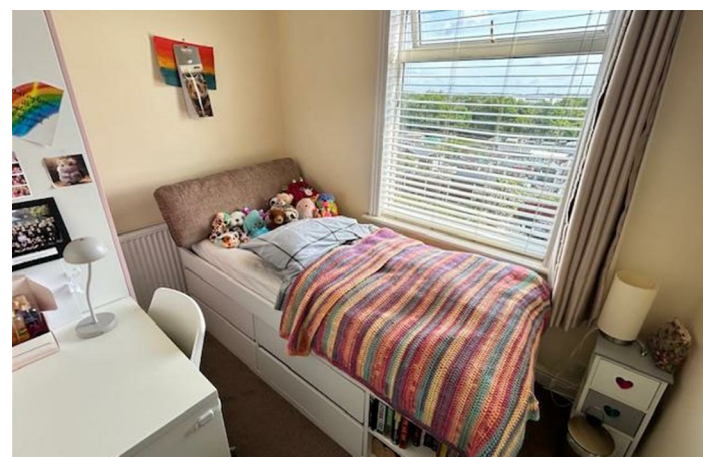
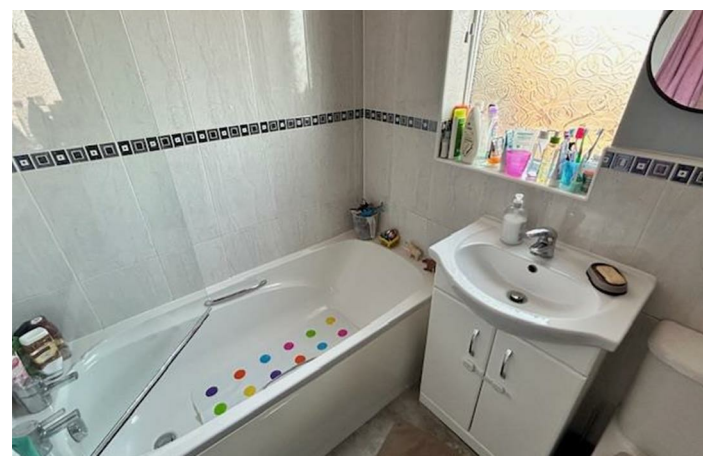
BATHROOM

6'3" * 5'1"

uPVC double glazed window to rear elevation. Suite in white comprising bath with direct feed rain shower over, hand wash pedestal basin and low flush WC. Heated towel rail. Fully tiled to shower area and half tiling to rest. Extractor fan.

OUTSIDE AND GARDENS

To the front is a small walled garden with passage to side leading to a fenced rear garden, mostly grass with paved patio area and open aspects to rear.



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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are 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

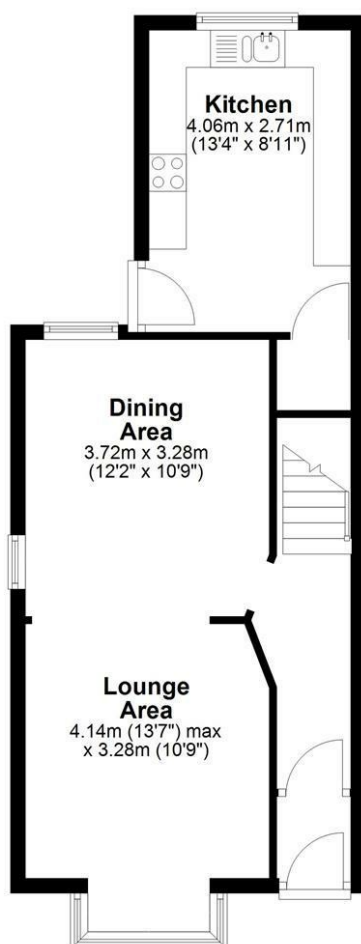
The property broadband speed is excellent with fibre broadband available.



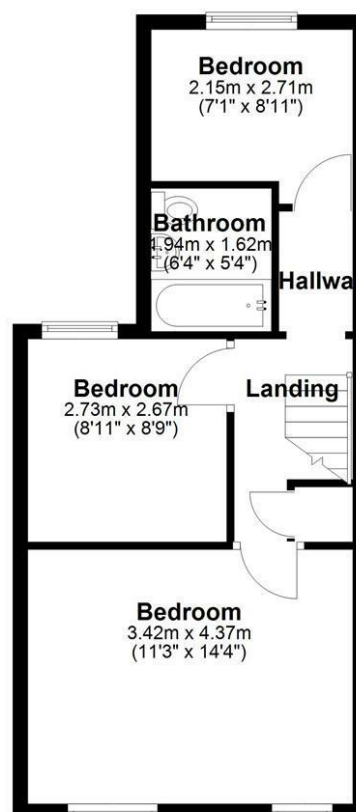


Local Authority Barnsley
Council Tax Band B
EPC Rating D

Ground Floor



First Floor



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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.