

# Churchills



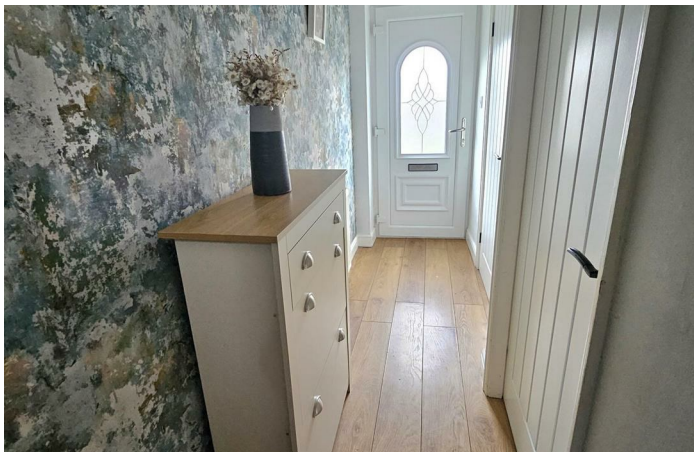
## Dunford Court

Wath-upon-dearne, Rotherham S63 7BT

- THREE BED DETACHED HOUSE
  - SPACIOUS LOUNGE
- CONVERTED GARAGE / SALON
- FRONT AND REAR GARDENS
- MODERN LIVING
- MODERN KITCHEN & DINING AREA
  - DRIVEWAY
  - EPC RATING C

**No Onward Chain £200,000 Freehold**





Nestled in the charming area of Dunford Court, Wath-upon-Deerne, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood. Do not miss the chance to view this lovely home and envision your future here.

#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

##### ENTRANCE HALLWAY

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

##### WC

uPVC double glazed window to front elevation. Suite in white comprising of WC and hand wash basin with storage beneath. Single panelled central heating radiator. Ceramic tile to floor and splash back areas.

##### LOUNGE

15'5" \* 12'2"

uPVC double glazed bay window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator. TV aerial socket.

##### KITCHEN DINER

15'5" \* 9'10"

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 ceramic hob with chimney type extractor over. Space and plumbing for an automatic washing machine. Peninsular breakfast bar with seating for two. Space and plumbing for dishwasher and space for an American fridge/ freezer. uPVC double glazed patio door to rear garden. ceramic tiles to splash back areas. Wall mounted boiler.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

Stairs from entrance hallway with spindles, handrail and newel post across landing area. Single panelled central heating radiator. Loft access point. Storage cupboard off.

##### BEDROOM ONE

12'0" \* 8'9"

uPVC double glazed window to front elevation. Single panelled central heating radiator. TV aerial socket.

##### EN SUITE

8'9" \* 3'3"

uPVC double glazed window to side elevation. Suite in white comprising of Low flush WC, hand wash basin with storage beneath and a shower cubicle with electric shower. Fully tiled to shower and splash back areas. Extractor fan.

## **BEDROOM TWO**

9'10" \* 8'10"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

## **BEDROOM THREE**

11'6" \* 6'6"

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

## **BATHROOM**

6'3" \* 6'0"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower attachment, hand wash basin with storage beneath and low flush WC. Fully tiled to all walls and floor. Single panelled central heating radiator. Extractor fan.

## **OUTSIDE AND GARDENS**

To the front is a grassed garden with driveway leading to salon. To the rear is a fenced garden mostly grass with paved patio area.

## **DETACHED GARAGE / SALON**

17'6" \* 8'6"

Converted garage current used as a salon with two rooms. Light and power supply with running water. uPVC double glazed patio doors to front elevation.

## **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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 Yorkshire Water

## **BROADBAND**

The property broadband speed is excellent with fibre broadband available.

## **MOBILE COVERAGE**

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



**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.